

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 40 Barrington Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,720,000 & \$1,770,000

Median sale price

Median price \$1,585,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Hudson St MCKINNON 3204	\$1,735,000	28/02/2026
2	5 Molden St BENTLEIGH EAST 3165	\$1,800,000	06/12/2025
3	63 Latham St BENTLEIGH EAST 3165	\$1,850,000	19/11/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 04/03/2026 16:42



Property Type:
Agent Comments

Indicative Selling Price
\$1,720,000 - \$1,770,000
Median House Price
December quarter 2025: \$1,585,000

Comparable Properties



13 Hudson St MCKINNON 3204 (REI)

Agent Comments



Price: \$1,735,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 590 sqm approx



5 Molden St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 626 sqm approx



63 Latham St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 19/11/2025
Property Type: House (Res)
Land Size: 710 sqm approx

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