

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

27 Valkstone Street, Bentleigh East VIC 3165

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Bentleigh East

Period - From 25/08/2025

to 24/02/2026

Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2 Preston Street McKinnon VIC 3204	\$1,705,000	28/06/2025
9 Clements Street Bentleigh East VIC 3165	\$1,803,000	16/08/2025
19 Shrewsbury Street Bentleigh East VIC 3165	\$1,840,000	24/06/2025

This Statement of Information was prepared on:

26/02/2026