

# 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 21 Bevis Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,000,000

### 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 | 14 Wavell St BENTLEIGH 3204    | \$2,070,000 | 28/02/2026   |
| 2 | 6 Evelyn St BENTLEIGH 3204     | \$2,080,000 | 14/02/2026   |
| 3 | 43 Bent St BENTLEIGH 3204      | \$2,000,000 | 08/12/2025   |

**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 14:18



4   3   3

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,900,000 - \$2,000,000  
**Median House Price**  
 December quarter 2025: \$1,585,000

## Comparable Properties



**14 Wavell St BENTLEIGH 3204 (REI)**

Agent Comments

4   2   4

**Price:** \$2,070,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)



**6 Evelyn St BENTLEIGH 3204 (REI)**

Agent Comments

3   1   3

**Price:** \$2,080,000  
**Method:** Sold Before Auction  
**Date:** 14/02/2026  
**Property Type:** House (Res)



**43 Bent St BENTLEIGH 3204 (REI)**

Agent Comments

3   2   3

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 08/12/2025  
**Property Type:** House (Res)  
**Land Size:** 584 sqm approx

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