

# 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 9b Latham 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)

Single price \$1,800,000

### Median sale price

Median price \$1,525,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 03/03/2025

to 02/03/2026

Source Property Data

### 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	16b Poet Rd BENTLEIGH EAST 3165	\$1,835,000	28/02/2026
2	18b Poet Rd BENTLEIGH EAST 3165	\$1,845,000	21/02/2026
3	57a Parkmore Rd BENTLEIGH EAST 3165	\$1,850,000	23/10/2025

**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:

03/03/2026 12:19

9b Latham Street, Bentleigh East Vic 3165



 4  3  2

**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Land Size:** 359 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000  
**Median Townhouse Price**  
03/03/2025 - 02/03/2026: \$1,525,000

## Comparable Properties



**16b Poet Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,835,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 277 sqm approx



**18b Poet Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 4  3  3

**Price:** \$1,845,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 375 sqm approx



**57a Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,850,000  
**Method:** Sold Before Auction  
**Date:** 23/10/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 301 sqm approx

**Account - Buxton**



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