

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

3 Valkstone Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2025 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	22 Leinster St ORMOND 3204	\$2,830,000	16/01/2026
2	40 Castlewood St BENTLEIGH EAST 3165	\$3,000,000	14/10/2025
3	23 Dalmor Av ORMOND 3204	\$2,841,000	11/10/2025

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: 19/02/2026 08:50



4 2 3

Rooms: 7
Property Type: House
Land Size: 691 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,000,000
Median House Price
Year ending December 2025: \$1,480,000

Comparable Properties



22 Leinster St ORMOND 3204 (REI)

Agent Comments

5 4 4

Price: \$2,830,000
Method: Private Sale
Date: 16/01/2026
Property Type: House
Land Size: 705 sqm approx



40 Castlewood St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

5 4 4

Price: \$3,000,000
Method: Private Sale
Date: 14/10/2025
Property Type: House
Land Size: 574 sqm approx



23 Dalmor Av ORMOND 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$2,841,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 660 sqm approx

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