

## 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

101/14 Laurel Street, Bentleigh East Vic 3165

#### Indicative selling price

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

Range between

\$490,000

&

\$539,000

#### Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

24/12/2024

to

23/12/2025

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	105/1a Vivien St BENTLEIGH EAST 3165	\$555,000	24/08/2025
2	123/801 Centre Rd BENTLEIGH EAST 3165	\$477,000	20/08/2025
3	101/259 East Boundary Rd BENTLEIGH EAST 3165	\$500,000	15/07/2025

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:

24/12/2025 09:56



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$490,000 - \$539,000

**Median Unit Price**

24/12/2024 - 23/12/2025: \$720,000

## Comparable Properties



**105/1a Vivien St BENTLEIGH EAST 3165 (REI/VG)**



**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 24/08/2025  
**Property Type:** Apartment

Agent Comments



**123/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**



**Price:** \$477,000  
**Method:** Private Sale  
**Date:** 20/08/2025  
**Property Type:** Apartment

Agent Comments



**101/259 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)**



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 15/07/2025  
**Property Type:** Apartment

Agent Comments

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