

# 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

71a Stockdale Avenue, 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 \$1,150,000 & \$1,250,000

### 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	38a Denver St BENTLEIGH EAST 3165	\$1,250,000	21/02/2026
2	25 Julis St BENTLEIGH EAST 3165	\$1,200,000	04/12/2025
3	18a Adrian St BENTLEIGH EAST 3165	\$1,200,000	10/10/2025

**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:

11/03/2026 14:15



 3   
  2   
  1

**Property Type:** Townhouse  
 (Single)  
**Land Size:** 232 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 Year ending December 2025: \$1,480,000

## Comparable Properties



38a Denver St BENTLEIGH EAST 3165 (REI)

Agent Comments

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  4

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 310 sqm approx



25 Julis St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3   
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  2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 04/12/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 285 sqm approx



18a Adrian St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3   
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  2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 10/10/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 313 sqm approx

Account - Ray White Carnegie | P: 03 9571 6777 | F: 03 8574 8899



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