

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

24a Hill Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,520,000 Property Type House Suburb Bentleigh East

Period - From 20/04/2025 to 19/04/2026 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	3a Bellevue Rd BENTLEIGH EAST 3165	\$1,595,000	23/01/2026
2	1/22 Denver St BENTLEIGH EAST 3165	\$1,520,000	04/12/2025
3	1b Normanby Rd BENTLEIGH EAST 3165	\$1,530,000	03/11/2025

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:

20/04/2026 12:33



4 3 2

Property Type: Townhouse (Single)
Land Size: 319 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 20/04/2025 - 19/04/2026: \$1,520,000

Comparable Properties



3a Bellevue Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

4 - -

Price: \$1,595,000
Method: Sale
Date: 23/01/2026
Property Type: Strata Unit/Townhouse - Conjoined



1/22 Denver St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 1

Price: \$1,520,000
Method: Private Sale
Date: 04/12/2025
Property Type: Townhouse (Single)



1b Normanby Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,530,000
Method: Private Sale
Date: 03/11/2025
Property Type: Townhouse (Single)
Land Size: 290 sqm approx

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