

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

72 Denver Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,500,888 Property Type Townhouse Suburb Bentleigh East

Period - From 29/05/2025 to 28/05/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

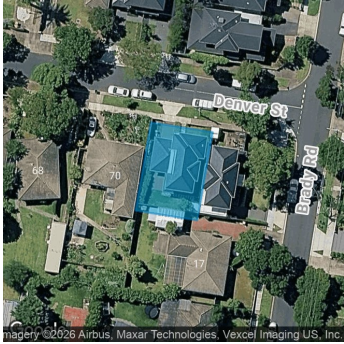
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13b Brosnan Rd BENTLEIGH EAST 3165	\$1,350,000	27/05/2026
2	2a Claude St BENTLEIGH EAST 3165	\$1,320,000	20/05/2026
3	7b Sassella St BENTLEIGH EAST 3165	\$1,330,000	13/03/2026

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: 29/05/2026 14:32



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
29/05/2025 - 28/05/2026: \$1,500,888

Comparable Properties



13b Brosnan Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 27/05/2026
Property Type: Townhouse (Single)



2a Claude St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,320,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: House (Res)
Land Size: 385 sqm approx



7b Sassella St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,330,000
Method: Private Sale
Date: 13/03/2026
Property Type: Townhouse (Single)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222