

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

31 Small Road, Bentleigh Vic 3204

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 \$1,762,000 Property Type House Suburb Bentleigh

Period - From 01/10/2025 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	16 Talbot Av BENTLEIGH 3204	\$1,605,000	26/02/2026
2	28 Abbin Av BENTLEIGH EAST 3165	\$1,525,000	25/02/2026
3	5 Hemming St BRIGHTON EAST 3187	\$1,425,000	12/12/2025

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: 02/03/2026 09:50



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
December quarter 2025: \$1,762,000

Comparable Properties



16 Talbot Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,605,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 697.70 sqm approx



28 Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,525,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: House (Res)
Land Size: 779 sqm approx



5 Hemming St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,425,000
Method: Private Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 570 sqm approx

Account - Buxton | P: 03 9563 9933



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