

# 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

2/533 South Road, Bentleigh Vic 3204

### 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 \$1,820,000 Property Type House Suburb Bentleigh

Period - From 01/01/2026 to 31/03/2026 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 | 1/1 Bolinda St BENTLEIGH 3204  | \$1,235,000 | 19/02/2026   |
| 2 | 1/16 Railway Cr BENTLEIGH 3204 | \$1,335,000 | 30/01/2026   |
| 3 | 35a Paschal St BENTLEIGH 3204  | \$1,350,000 | 19/12/2025   |

**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:

28/04/2026 13:47



🛏 4 🛋 3 🚗 2

Property Type: Townhouse

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
March quarter 2026: \$1,820,000

## Comparable Properties



1/1 Bolinda St BENTLEIGH 3204 (REI)

Agent Comments

🛏 3 🛋 2 🚗 2

**Price:** \$1,235,000  
**Method:** Sold Before Auction  
**Date:** 19/02/2026  
**Property Type:** Townhouse (Res)



1/16 Railway Cr BENTLEIGH 3204 (REI/VG)

Agent Comments

🛏 3 🛋 2 🚗 2

**Price:** \$1,335,000  
**Method:** Sold Before Auction  
**Date:** 30/01/2026  
**Property Type:** Townhouse (Res)



35a Paschal St BENTLEIGH 3204 (REI/VG)

Agent Comments

🛏 3 🛋 2 🚗 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 19/12/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 315 sqm approx

Account - Jellis Craig | P: 03 9593 4500