

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

1/4 Hamilton Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,435,000 Property Type Townhouse Suburb Bentleigh

Period - From 16/04/2025 to 15/04/2026 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	3/28 Station Av MCKINNON 3204	\$950,000	28/03/2026
2	3/7 Station Av MCKINNON 3204	\$1,103,000	11/12/2025
3	3/75 Bent St MCKINNON 3204	\$909,000	09/11/2025

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: 16/04/2026 08:16



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median Townhouse Price

16/04/2025 - 15/04/2026: \$1,435,000

Comparable Properties



3/28 Station Av MCKINNON 3204 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)



3/7 Station Av MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$1,103,000

Method: Private Sale

Date: 11/12/2025

Property Type: Unit



3/75 Bent St MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$909,000

Method: Private Sale

Date: 09/11/2025

Property Type: Townhouse (Single)

Account - Buxton | P: 03 9563 9933