

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

1/7 Clapperton Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,417,500 Property Type Townhouse Suburb Bentleigh

Period - From 12/05/2025 to 11/05/2026 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	2a Anstee Gr BENTLEIGH 3204	\$1,175,000	19/03/2026
2	4/11 Clinton St BRIGHTON EAST 3187	\$1,200,000	14/03/2026
3	2/89 Wheatley Rd MCKINNON 3204	\$1,221,000	22/02/2026

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:

12/05/2026 08:32



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

12/05/2025 - 11/05/2026: \$1,417,500

Comparable Properties



2a Anstee Gr BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$1,175,000

Method: Auction Sale

Date: 19/03/2026

Property Type: House (Res)



4/11 Clinton St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 3

Price: \$1,200,000

Method: Sold Before Auction

Date: 14/03/2026

Property Type: Villa



2/89 Wheatley Rd MCKINNON 3204 (REI/VG)

Agent Comments

3 2 3

Price: \$1,221,000

Method: Auction Sale

Date: 22/02/2026

Property Type: Unit

Account - Buxton | P: 03 9563 9933