

# 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

16 Harding Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,850,000

### 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	23 North Av BENTLEIGH 3204	\$1,770,000	14/03/2026
2	7 Adam St BENTLEIGH 3204	\$1,885,000	21/02/2026
3			

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:

21/03/2026 12:26



4   2   4

**Property Type:** House  
**Land Size:** 658 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000  
**Median House Price**  
December quarter 2025: \$1,762,000

## Comparable Properties



**23 North Av BENTLEIGH 3204 (REI)**

**Agent Comments**

4   1   3

**Price:** \$1,770,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



**7 Adam St BENTLEIGH 3204 (REI)**

**Agent Comments**

3   2   4

**Price:** \$1,885,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx

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.

**Account - Buxton** | P: 03 9563 9933