

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
75a Robert Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$1,532,500 Property Type Townhouse Suburb Bentleigh
Period - From 04/02/2025 to 03/02/2026 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	13/1d Tovan Akas Av BENTLEIGH 3204	\$780,000	04/10/2025
2	14/1d Tovan Akas Av BENTLEIGH 3204	\$850,000	20/09/2025
3	3/12-14 Adam St BENTLEIGH 3204	\$725,000	13/09/2025

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:

04/02/2026 14:48



Property Type:

Agent Comments

Indicative Selling Price

\$840,000 - \$880,000

Median Townhouse Price

04/02/2025 - 03/02/2026: \$1,532,500

Comparable Properties



13/1d Tovan Akas Av BENTLEIGH 3204 (REI/VG)



Price: \$780,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Unit

Agent Comments



14/1d Tovan Akas Av BENTLEIGH 3204 (REI/VG)



Price: \$850,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Unit

Land Size: 162 sqm approx

Agent Comments



3/12-14 Adam St BENTLEIGH 3204 (REI)



Price: \$725,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Unit

Agent Comments

Account - Buxton



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