

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

10 Small Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,280,000 & \$1,350,000

Median sale price

Median price \$1,532,500 Property Type Townhouse Suburb Bentleigh

Period - From 17/02/2025 to 16/02/2026 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	35a Paschal St BENTLEIGH 3204	\$1,350,000	19/12/2025
2	2b Linton St MOORABBIN 3189	\$1,390,000	13/12/2025
3	6b Bruthen St MOORABBIN 3189	\$1,335,000	25/10/2025

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: 17/02/2026 12:48



4 3 2

Property Type: Townhouse

Comparable Properties



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



2b Linton St MOORABBIN 3189 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,390,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Townhouse (Res)

Land Size: 248 sqm approx



6b Bruthen St MOORABBIN 3189 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,335,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

Land Size: 292 sqm approx