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	2A Bolinda Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,200,000	&	\$2,400,000

Median sale price

Median price	\$1,692,000	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/07/2024	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	9a Gardeners Rd BENTLEIGH EAST 3165	\$2,250,000	29/06/2025
2	3a Adam St BENTLEIGH 3204	\$2,200,000	28/04/2025
3	3b Adam St BENTLEIGH 3204	\$2,280,000	22/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/08/2025 15:12













Property Type:
Agent Comments

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending June 2025: \$1,692,000

Comparable Properties



9a Gardeners Rd BENTLEIGH EAST 3165 (REI)

4

3

Agent Comments

Price: \$2,250,000 **Method:** Private Sale **Date:** 29/06/2025

Property Type: Townhouse (Single) **Land Size:** 485 sqm approx

3a Adam St BENTLEIGH 3204 (REI/VG)

4





2

Agent Comments

Price: \$2,200,000

Method: Sold Before Auction

Date: 28/04/2025

Property Type: Townhouse (Res) **Land Size:** 325 sqm approx



3b Adam St BENTLEIGH 3204 (REI/VG)

2

Agent Comments

Price: \$2,280,000 Method: Auction Sale Date: 22/03/2025

Property Type: Townhouse (Res) **Land Size:** 325 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400





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