

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

2A Bolinda Street, Bentleigh Vic 3204

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

Property 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	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 comparable properties 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)

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)

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)

Agent Comments



Price: \$2,280,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)
Land Size: 325 sqm approx

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