

# 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

1040 North Road, Bentleigh East Vic 3165

### Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

### Median sale price

Median price

\$1,585,000

Property Type

House

Suburb

Bentleigh East

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	21/993 North Rd MURRUMBEENA 3163	\$1,100,000	10/10/2025
2	42a Portman St OAKLEIGH 3166	\$1,130,000	10/09/2025
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:

22/01/2026 10:18



**Property Type:** Industrial (Com)  
**Land Size:** 189 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,210,000  
**Median House Price**  
December quarter 2025: \$1,585,000

## Comparable Properties

21/993 North Rd MURRUMBEENA 3163 (REI/VG)

**Agent Comments**



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 10/10/2025  
**Property Type:** Warehouse/Wholesale/Distribution/Storage (Com)  
**Land Size:** 20238 sqm approx



42a Portman St OAKLEIGH 3166 (REI/VG)

**Agent Comments**



**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 10/09/2025  
**Property Type:** Shop  
**Land Size:** 125 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.