

## 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

2/9-11 POET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,005,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

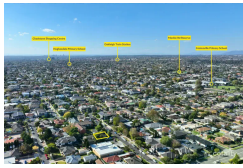
Date of sale

1/5 DERRY STREET BENTLEIGH EAST VIC 3165	\$800,000	25-Sep-25
5/14-18 HOTHAM STREET HUGHESDALE VIC 3166	\$774,000	30-Aug-25
4/67-69 BARRINGTON STREET BENTLEIGH EAST VIC 3165	\$750,000	24-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 29 October 2025



**1/5 DERRY STREET BENTLEIGH  
EAST VIC 3165**

2 1 1

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **25-Sep-25**

Distance **1.38km**



**5/14-18 HOTHAM STREET  
HUGHESDALE VIC 3166**

2 1 1

Sold Price

<sup>RS</sup> **\$774,000**

Sold Date **30-Aug-25**

Distance **1.06km**



**4/67-69 BARRINGTON STREET  
BENTLEIGH EAST VIC 3165**

2 1 1

Sold Price

**\$750,000**

Sold Date **24-Jun-25**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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