

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 ABBIN AVENUE, BENTLEIGH EAST, VIC 3165

Indicative selling price

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

Single price

\$1,390,000

or range between

&

Median sale price

Median price

\$1,515,000

Property Type

House

Suburb

BENTLEIGH EAST

Period - From

01 Aug 2025

to

31 July 2026

Source

Cotality

Comparable property sales

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
6A ABBIN AVENUE BENTLEIGH EAST VIC 3165	\$1,465,000	11-Apr-25
1/23 DEGA AVENUE BENTLEIGH EAST VIC 3165	\$1,467,000	10-Nov-25
81 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$1,450,000	20-Mar-26

This Statement of Information was prepared on:

18/08/2026