

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

32a Jassa Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,457,500

Property Type Townhouse

Suburb Bentleigh East

Period - From 13/04/2024

to

12/04/2025

Source

Property Data

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	8a Marlborough St BENTLEIGH EAST 3165	\$1,425,000	24/02/2025
2	19a Wolai Av BENTLEIGH EAST 3165	\$1,408,000	12/12/2024
3	1/1 Baker St MURRUMBEENA 3163	\$1,359,000	30/11/2024

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:

13/04/2025 22:28