

# 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

1A Fraser Street, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,196,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2024 to 31/12/2024 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	56b Abbin Av BENTLEIGH EAST 3165	\$1,386,000	09/11/2024
2	53b Brady Rd BENTLEIGH EAST 3165	\$1,391,000	05/10/2024
3	1c Paloma St BENTLEIGH EAST 3165	\$1,440,000	05/10/2024

**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:

30/01/2025 09:43

1A Fraser Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis  
9593 4500  
0412 117 529

kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Unit Price**

December quarter 2024: \$1,196,000



 3    2    1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**56b Abbin Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,386,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** Townhouse (Res)

**Land Size:** 293 sqm approx



**53b Brady Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 3    2    1

**Price:** \$1,391,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Townhouse (Res)



**1c Paloma St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3    2    1

**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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