

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 26B Denver Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,690,000 & \$1,790,000

Median sale price

Median price \$1,440,000 Property Type Townhouse Suburb Bentleigh East

Period - From 12/03/2024 to 11/03/2025 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	96a Jasper Rd BENTLEIGH 3204	\$1,690,000	01/03/2025
2	4a John St BENTLEIGH EAST 3165	\$1,729,000	22/02/2025
3	52 Lahona Av BENTLEIGH EAST 3165	\$1,790,000	22/02/2025

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: 12/03/2025 12:29



Rooms: 5

Property Type: Townhouse

Comparable Properties



96a Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,690,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Townhouse (Res)



4a John St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,729,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Townhouse (Res)



52 Lahona Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,790,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Townhouse (Res)