

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

22 Valkstone Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,450,000

&

\$1,480,000

Median sale price

Median price

\$1,426,000

Property Type

House

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	105a Deakin St BENTLEIGH EAST 3165	\$1,475,000	24/12/2024
2	1/1 Baker St MURRUMBEENA 3163	\$1,359,000	30/11/2024
3	1/61 Lancaster St BENTLEIGH EAST 3165	\$1,500,000	14/11/2024

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:

20/03/2025 10:44



4 2 2

Property Type: Townhouse

Indicative Selling Price
\$1,450,000 - \$1,480,000
Median House Price
December quarter 2024: \$1,426,000

Comparable Properties



105a Deakin St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,475,000
Method: Private Sale
Date: 24/12/2024
Property Type: Townhouse (Single)



1/1 Baker St MURRUMBEENA 3163 (REI/VG)

Agent Comments

4 4 2

Price: \$1,359,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)
Land Size: 240 sqm approx



1/61 Lancaster St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 - -

Price: \$1,500,000
Method: Private Sale
Date: 14/11/2024
Property Type: Townhouse (Res)
Land Size: 290 sqm approx

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