

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

Single price

\$1,420,000

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	1c Paloma St BENTLEIGH EAST 3165	\$1,440,000	05/10/2024
3	53b Brady Rd BENTLEIGH EAST 3165	\$1,391,000	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:

01/04/2025 16:27

1A Fraser Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis
9593 4500
0412 117 529

kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$1,420,000

Median Unit Price

December quarter 2024: \$1,196,000



 3  2  1

Property Type: Townhouse

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



1c Paloma St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,440,000

Method: Auction Sale

Date: 05/10/2024

Property Type: Townhouse (Res)



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)

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



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