

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

1/38 Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,450,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 28/03/2024

to

27/03/2025

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	1/4a Bevis St BENTLEIGH EAST 3165	\$1,305,000	15/02/2025
2	2/62 Marlborough St BENTLEIGH EAST 3165	\$1,210,000	14/12/2024
3	15 St James Av BENTLEIGH 3204	\$1,351,000	16/11/2024

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:

28/03/2025 10:25

1/38 Deakin Street, Bentleigh East Vic 3165

**Jellis
Craig**

Jack Liu

9593 4500

0420 222 639

jackliu@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Townhouse Price

28/03/2024 - 27/03/2025: \$1,450,000



 4  2  2

Property Type: Townhouse

Comparable Properties



1/4a Bevis St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,305,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Unit

Land Size: 399 sqm approx



2/62 Marlborough St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,210,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Townhouse (Res)

Land Size: 252 sqm approx



15 St James Av BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,351,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Townhouse (Res)

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



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