

# 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 337a Chesterville Road, 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,425,000 Property Type Townhouse Suburb Bentleigh East

Period - From 11/02/2024 to 10/02/2025 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	38a Parkmore Rd BENTLEIGH EAST 3165	\$1,547,500	23/12/2024
2	9a Bellevue Rd BENTLEIGH EAST 3165	\$1,480,000	14/09/2024
3	71a Castlewood St BENTLEIGH EAST 3165	\$1,600,000	03/09/2024

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: 11/02/2025 08:46



4   
 4   
 2

**Indicative Selling Price**  
 \$1,400,000 - \$1,500,000  
**Median Townhouse Price**  
 11/02/2024 - 10/02/2025: \$1,425,000

## Comparable Properties



**38a Parkmore Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4   
 3   
 2

**Price:** \$1,547,500  
**Method:** Private Sale  
**Date:** 23/12/2024  
**Property Type:** Townhouse (Res)



**9a Bellevue Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4   
 3   
 1

**Price:** \$1,480,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** Townhouse (Res)



**71a Castlewood St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4   
 3   
 2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 03/09/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 300 sqm approx

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