

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 Bessie 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 & \$1,550,000

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	37a Brosnan Rd BENTLEIGH EAST 3165	\$1,490,000	19/02/2025
2	38a Parkmore Rd BENTLEIGH EAST 3165	\$1,547,500	23/12/2024
3	39a Warwick St BENTLEIGH EAST 3165	\$1,559,000	18/12/2024

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:

25/02/2025 15:48



 4  3  2

Property Type: Townhouse

Comparable Properties



37a Brosnan Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,490,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: Townhouse (Single)



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)



39a Warwick St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,559,000

Method: Private Sale

Date: 18/12/2024

Property Type: Townhouse (Single)

Land Size: 294 sqm approx

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