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

26A Denver Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,600,000		&		\$1,700,000			
Median sale price								
Median price	\$1,450,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh East
Period - From	23/04/2024	to	22/04/2025		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	30a Chesterville Dr BENTLEIGH EAST 3165	\$1,659,000	09/04/2025
2	30b Catherine Rd BENTLEIGH EAST 3165	\$1,625,000	17/03/2025
3	37a Victor Rd BENTLEIGH EAST 3165	\$1,610,000	03/03/2025

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:

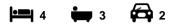
23/04/2025 11:29



26A Denver Street, Bentleigh East Vic 3165







Rooms: 6 Property Type: Townhouse Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median Townhouse Price 23/04/2024 - 22/04/2025: \$1,450,000

Comparable Properties

30a Chesterville Dr BENTLEIGH EAST 3165 (REI) Image: 1 4 Image: 2 Price: \$1,659,000 Method: Sold Before Auction Date: 09/04/2025 Property Type: Townhouse (Single) Land Size: 387 sqm approx	Agent Comments
30b Catherine Rd BENTLEIGH EAST 3165 (REI) 4 2 2 Price: \$1,625,000 Method: Private Sale Date: 17/03/2025 Property Type: Townhouse (Single)	Agent Comments
37a Victor Rd BENTLEIGH EAST 3165 (REI) 4 3 2 Price: \$1,610,000 Method: Private Sale Date: 03/03/2025 Property Type: Townhouse (Res) Land Size: 329 sqm approx	Agent Comments

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.