

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 between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,450,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 23/04/2024

to

22/04/2025

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	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

**Jellis
Craig**

Anthony Fordham

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

23/04/2024 - 22/04/2025: \$1,450,000



 4  3  2

Rooms: 6

Property Type: Townhouse

Comparable Properties



30a Chesterville Dr BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,659,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: Townhouse (Single)

Land Size: 387 sqm approx



30b Catherine Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,625,000

Method: Private Sale

Date: 17/03/2025

Property Type: Townhouse (Single)



37a Victor Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,610,000

Method: Private Sale

Date: 03/03/2025

Property Type: Townhouse (Res)

Land Size: 329 sqm approx

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



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