

# 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

13A Parkmore Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,485,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2024

to

31/03/2024

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	5a York St BENTLEIGH EAST 3165	\$1,820,000	16/03/2024
2	7b Bevis St BENTLEIGH EAST 3165	\$1,750,000	10/02/2024
3	76A Castlewood St BENTLEIGH EAST 3165	\$1,720,000	25/03/2024

**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:

26/04/2024 14:32

13A Parkmore Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Robert De Freitas

9593 4500

0421 430 350

robertdefreitas@jellisrcraig.com.au

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

March quarter 2024: \$1,485,000



 4  3  2

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**5a York St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  4  2

**Price:** \$1,820,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Townhouse (Res)



**7b Bevis St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Townhouse (Res)



**76A Castlewood St BENTLEIGH EAST 3165  
(REI)**

Agent Comments

 4  3  2

**Price:** \$1,720,000

**Method:** Private Sale

**Date:** 25/03/2024

**Property Type:** Townhouse (Single)

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



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