

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

18B East View Crescent, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,530,000

Median sale price

Median price \$1,440,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 08/04/2024

to 07/04/2025

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	13a Vera St BENTLEIGH EAST 3165	\$1,582,500	05/04/2025
2	2B Hilary Gr BENTLEIGH EAST 3165	\$1,550,000	07/03/2025
3	8a Tudor St BENTLEIGH EAST 3165	\$1,550,000	25/02/2025

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:

08/04/2025 20:53

18B East View Crescent, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham

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Indicative Selling Price

\$1,530,000

Median Townhouse Price

08/04/2024 - 07/04/2025: \$1,440,000



4 3 2

Property Type: Unit

Comparable Properties



13a Vera St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,582,500

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)



2B Hilary Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,550,000

Method: Sold Before Auction

Date: 07/03/2025

Property Type: Townhouse (Res)



8a Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,550,000

Method: Private Sale

Date: 25/02/2025

Property Type: Townhouse (Single)

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



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