

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

1/20 Railway Crescent, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Bentleigh

Period - From

15/04/2024

to

14/04/2025

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	28 William St MOORABBIN 3189	\$890,000	03/04/2025
2	2/31 Hamer St MOORABBIN 3189	\$865,000	02/04/2025
3	1a Wallace St BENTLEIGH EAST 3165	\$890,000	01/03/2025

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:

15/04/2025 10:53

1/20 Railway Crescent, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

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Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

15/04/2024 - 14/04/2025: \$625,000



 2  1  1

Property Type: Unit

Comparable Properties



28 William St MOORABBIN 3189 (REI)

Agent Comments

 2  2  2

Price: \$890,000

Method: Sold Before Auction

Date: 03/04/2025

Property Type: House (Res)



2/31 Hamer St MOORABBIN 3189 (REI)

Agent Comments

 2  1  1

Price: \$865,000

Method: Private Sale

Date: 02/04/2025

Property Type: Unit

Land Size: 227 sqm approx



1a Wallace St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  2

Price: \$890,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

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



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