

# 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

1/54 Railway Crescent, Bentleigh Vic 3204

### Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$905,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/04/2026

to

30/06/2026

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 | 22b Mcarthur St BENTLEIGH 3204 | \$1,565,000 | 27/04/2026   |
| 2 | 22a Mcarthur St BENTLEIGH 3204 | \$1,480,000 | 26/04/2026   |
| 3 |                                |             |              |

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:

04/08/2026 16:38

1/54 Railway Crescent, Bentleigh Vic 3204

JellisCraig

Kosta Mesaritis

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**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median Unit Price**

June quarter 2026: \$905,000



 3  2  3

**Property Type:** Townhouse

## Comparable Properties



**22b Mcarthur St BENTLEIGH 3204 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,565,000

**Method:** Private Sale

**Date:** 27/04/2026

**Property Type:** Townhouse (Single)

**Land Size:** 311 sqm approx



**22a Mcarthur St BENTLEIGH 3204 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,480,000

**Method:** Private Sale

**Date:** 26/04/2026

**Property Type:** Townhouse (Res)

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.

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



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