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	

Indicative selling price

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

Median sale price

Median price	\$858,000	Pro	perty Type U	Init		Suburb	Bentleigh
Period - From	01/10/2024	to	30/09/2025	s	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	1/1 Small Rd BENTLEIGH 3204	\$1,076,000	18/10/2025
2	1/42 Bendigo Av BENTLEIGH 3204	\$1,205,000	04/10/2025
3	13a Gilmour Rd BENTLEIGH 3204	\$1,120,000	01/10/2025

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:	21/10/2025 13:59



JellisCraig

Charlie La Fontaine Charlielafontaine@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,080,000 **Median Unit Price** Year ending September 2025: \$858,000

9593 4500 0410 117 323



Property Type: Unit

Comparable Properties



1/1 Small Rd BENTLEIGH 3204 (REI)

Price: \$1,076,000 Method: Auction Sale Date: 18/10/2025 Property Type: Villa

Agent Comments



1/42 Bendigo Av BENTLEIGH 3204 (REI)

2





Agent Comments

Price: \$1,205,000 Method: Auction Sale Date: 04/10/2025

Property Type: Townhouse (Res)



13a Gilmour Rd BENTLEIGH 3204 (REI)





Price: \$1,120,000 Method: Private Sale Date: 01/10/2025 Property Type: Villa

Agent Comments

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