

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

1/8 Hill Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,220,000

Property Type Unit

Suburb Bentleigh East

Period - From 27/11/2024

to

26/11/2025

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	184b Bignell Rd BENTLEIGH EAST 3165	\$1,050,000	08/11/2025
2	1/2 Tudor St BENTLEIGH EAST 3165	\$1,111,111	29/10/2025
3	2 Warwick St BENTLEIGH EAST 3165	\$1,110,000	11/10/2025

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:

27/11/2025 16:40

1/8 Hill Street, Bentleigh East Vic 3165

JellisCraig

Jack Liu
9593 4500
0420 222 639
jackliu@jelliscraig.com.au



3 2 2

Property Type: House

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

27/11/2024 - 26/11/2025: \$1,220,000

Comparable Properties



184b Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)



1/2 Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,111,111

Method: Private Sale

Date: 29/10/2025

Property Type: Unit



2 Warwick St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 3 1

Price: \$1,110,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 375 sqm approx

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



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