Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	1/96 East Boundary Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000 & \$950,000	Range between	\$900,000	&	\$950,000
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Median sale price

Median price	\$1,416,000	Pro	perty Type U	nit		Suburb	Bentleigh East
Period - From	01/07/2025	to	30/09/2025	Sc	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.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	48 East Boundary Rd BENTLEIGH EAST 3165	\$950,000	26/11/2025
2	1/910 Centre Rd BENTLEIGH EAST 3165	\$865,000	26/11/2025
3	1/3 Trinity Ct BENTLEIGH EAST 3165	\$960,000	17/09/2025

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:	02/12/2025 11:13



Date of sale

JellisCraig

Gavin van Rooven 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$900,000 - \$950,000 **Median Unit Price** September quarter 2025: \$1,416,000





Comparable Properties



48 East Boundary Rd BENTLEIGH EAST 3165 (REI)

Price: \$950,000 Method: Private Sale Date: 26/11/2025 Property Type: House Land Size: 401 sqm approx Agent Comments



1/910 Centre Rd BENTLEIGH EAST 3165 (REI)

Date: 26/11/2025

Price: \$865,000 Method: Private Sale

Property Type: Townhouse (Single)

Agent Comments



1/3 Trinity Ct BENTLEIGH EAST 3165 (REI)

Price: \$960,000

Method: Sold Before Auction

Date: 17/09/2025

Property Type: Townhouse (Single) Land Size: 303 sqm approx

Agent Comments

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





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