## Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### 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 \$880,000 & \$930,000	Range between	\$880,000	&	\$930,000
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#### Median sale price

Median price	\$1,517,500	Pro	perty Type	Townhouse		Suburb	Bentleigh East
Period - From	28/10/2024	to	27/10/2025		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

Add	dress of comparable property	Price	Date of sale
1	1/3 Trinity Ct BENTLEIGH EAST 3165	\$960,000	17/09/2025
2	50a Vasey St BENTLEIGH EAST 3165	\$970,000	10/09/2025
3	165a Bignell Rd BENTLEIGH EAST 3165	\$909,000	26/07/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/10/2025 13:10



# **JellisCraig**

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**Indicative Selling Price** \$880,000 - \$930,000 **Median Townhouse Price** 28/10/2024 - 27/10/2025: \$1,517,500





## Comparable Properties



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



50a Vasey St BENTLEIGH EAST 3165 (REI)

Price: \$970,000

Method: Private Sale Date: 10/09/2025

Property Type: Townhouse (Res)

Agent Comments



165a Bignell Rd BENTLEIGH EAST 3165 (REI)

Price: \$909,000 Method: Auction Sale Date: 26/07/2025

Property Type: House (Res) Land Size: 220 sqm approx **Agent Comments** 

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