

# 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 Geel Street, 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 \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,775,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2025

to 31/03/2025

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 | 12 Glenmer St BENTLEIGH 3204     | \$1,476,500 | 25/05/2025   |
| 2 | 30 Surrey St BENTLEIGH EAST 3165 | \$1,480,000 | 13/04/2025   |
| 3 | 10 Roma St BENTLEIGH 3204        | \$1,516,888 | 24/03/2025   |

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:

04/06/2025 14:36

1 Geel Street, Bentleigh Vic 3204

Jellis  
Craig

Jack Liu  
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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2025: \$1,775,000



3 2 2

Property Type: House

## Comparable Properties



12 Glenmer St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,476,500  
Method: Private Sale  
Date: 25/05/2025  
Property Type: House  
Land Size: 635 sqm approx



30 Surrey St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,480,000  
Method: Private Sale  
Date: 13/04/2025  
Property Type: House  
Land Size: 592 sqm approx



10 Roma St BENTLEIGH 3204 (REI)

Agent Comments

3 1 3

Price: \$1,516,888  
Method: Sold Before Auction  
Date: 24/03/2025  
Property Type: House (Res)  
Land Size: 592 sqm approx

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



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