

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

12 Edith Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,299,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Bentleigh East

Period - From 01/04/2026

to

30/06/2026

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	3 Waratah St BENTLEIGH EAST 3165	\$1,321,000	02/07/2026
2	20 Chesterville Dr BENTLEIGH EAST 3165	\$1,250,000	02/07/2026
3	35 Pasadena Cr BENTLEIGH EAST 3165	\$1,200,000	12/04/2026

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:

12/08/2026 10:02

Kosta Mesaritis

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Indicative Selling Price

\$1,200,000 - \$1,299,000

Median House Price

June quarter 2026: \$1,350,000



4 2 2

Property Type: House

Comparable Properties



3 Waratah St BENTLEIGH EAST 3165 (REI)

Agent Comments

5 1 2

Price: \$1,321,000

Method: Private Sale

Date: 02/07/2026

Property Type: House (Res)

Land Size: 644 sqm approx



20 Chesterville Dr BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 3

Price: \$1,250,000

Method: Private Sale

Date: 02/07/2026

Property Type: House

Land Size: 612 sqm approx



35 Pasadena Cr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 1 2

Price: \$1,200,000

Method: Sold After Auction

Date: 12/04/2026

Property Type: House

Land Size: 538 sqm approx

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