

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 Highview Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,800,000

&

\$1,850,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2025

to

30/09/2025

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	18 Schulz St BENTLEIGH EAST 3165	\$1,715,000	20/09/2025
2	4 Kalimna St BENTLEIGH EAST 3165	\$1,881,000	25/08/2025
3	4 Adrian St BENTLEIGH EAST 3165	\$1,956,000	17/08/2025

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:

03/11/2025 17:49

12 Highview Road, Bentleigh East Vic 3165

JellisCraig

Jack Liu
9593 4500
0420 222 639
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5 3 2

Property Type: House

Indicative Selling Price
\$1,800,000 - \$1,850,000
Median House Price
September quarter 2025: \$1,480,000

Comparable Properties



18 Schulz St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 1

Price: \$1,715,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 729 sqm approx



4 Kalimna St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 3

Price: \$1,881,000
Method: Auction Sale
Date: 25/08/2025
Property Type: House (Res)



4 Adrian St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

5 3 3

Price: \$1,956,000
Method: Sold Before Auction
Date: 17/08/2025
Property Type: House (Res)
Land Size: 702 sqm approx

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



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