

# 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

12b Dromana Avenue, Bentleigh East Vic 3165

### 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

\$1,520,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2025

to

30/06/2025

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	39b Valkstone St BENTLEIGH EAST 3165	\$1,550,000	02/07/2025
2	22b Greendale Rd BENTLEIGH EAST 3165	\$1,440,000	26/05/2025
3	28a Latham St BENTLEIGH EAST 3165	\$1,485,000	07/05/2025

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:

18/08/2025 16:58



3 2 2

**Property Type:** Townhouse

**Indicative Selling Price**

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

**Median House Price**

June quarter 2025: \$1,520,000

## Comparable Properties



**39b Valkstone St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 2

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 02/07/2025

**Property Type:** Townhouse (Res)



**22b Greendale Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 2

**Price:** \$1,440,000

**Method:** Private Sale

**Date:** 26/05/2025

**Property Type:** Townhouse (Single)



**28a Latham St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,485,000

**Method:** Private Sale

**Date:** 07/05/2025

**Property Type:** Townhouse (Single)

**Land Size:** 288 sqm approx

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