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 12b Dromana Avenue, 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 \$1,400,000 \$1,500,000 &

Median sale price

Median price	\$1,520,000	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

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JellisCraig

Kon Galitos 9593 4500 0414 902 680 kongalitos@jelliscraig.com.au

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)

Price: \$1,550,000 Method: Private Sale Date: 02/07/2025

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



22b Greendale Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

Price: \$1,440,000 Method: Private Sale Date: 26/05/2025

Property Type: Townhouse (Single)



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

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





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