

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

14 Beths Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$3,190,000

Median sale price

Median price

\$1,752,500

Property Type

House

Suburb

Bentleigh

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	14 Wright St BENTLEIGH 3204	\$3,120,000	16/08/2025
2	1 Cairnes Gr BENTLEIGH 3204	\$3,000,000	19/06/2025
3	15 Strathmore St BENTLEIGH 3204	\$3,028,888	09/04/2025

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:

02/10/2025 15:47

14 Beths Street, Bentleigh Vic 3204

JellisCraig

Nick Renna
9593 4500
0411 551 190
nickrenna@jelliscraig.com.au

Indicative Selling Price

\$3,190,000

Median House Price

June quarter 2025: \$1,752,500



 4  4  4

Property Type: House

Land Size: 673 sqm approx

Agent Comments

Comparable Properties



14 Wright St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  4

Price: \$3,120,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 766 sqm approx

1 Cairnes Gr BENTLEIGH 3204 (VG)

Agent Comments

 3  -  -

Price: \$3,000,000

Method: Sale

Date: 19/06/2025

Property Type: House (Res)

Land Size: 1051 sqm approx



15 Strathmore St BENTLEIGH 3204 (REI/VG)

Agent Comments

 5  4  2

Price: \$3,028,888

Method: Sold Before Auction

Date: 09/04/2025

Property Type: House (Res)

Land Size: 568 sqm approx

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



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