

# 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 Cardiff Street, 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)

Single price

\$950,000

### 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 | 2/38 Tambet St BENTLEIGH EAST 3165      | \$877,000 | 26/05/2025   |
| 2 | 39a Chesterville Dr BENTLEIGH EAST 3165 | \$945,000 | 16/08/2025   |
| 3 | 165a Bignell Rd BENTLEIGH EAST 3165     | \$909,000 | 26/07/2025   |

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:

04/09/2025 13:49

14 Cardiff Street, Bentleigh East Vic 3165

JellisCraig

Robert De Freitas

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**Indicative Selling Price**

\$950,000

**Median House Price**

June quarter 2025: \$1,520,000



2 2 2

**Property Type:** House

## Comparable Properties

**2/38 Tambet St BENTLEIGH EAST 3165 (REI)**

Agent Comments

2 1 2

**Price:** \$877,000

**Method:**

**Date:** 26/05/2025

**Property Type:** House



**39a Chesterville Dr BENTLEIGH EAST 3165 (REI)**

Agent Comments

2 1 2

**Price:** \$945,000

**Method:** Auction Sale

**Date:** 16/08/2025

**Property Type:** House (Res)

**Land Size:** 310 sqm approx



**165a Bignell Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

2 2 2

**Price:** \$909,000

**Method:** Auction Sale

**Date:** 26/07/2025

**Property Type:** House (Res)

**Land Size:** 220 sqm approx

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



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