

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 Clarence Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,320,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2024 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	2/16 Railway Cr BENTLEIGH 3204	\$950,000	24/10/2025
2	2c Werona St BENTLEIGH 3204	\$900,000	11/10/2025
3	1b Genoa St MOORABBIN 3189	\$995,000	28/08/2025

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:

31/10/2025 16:36

Kosta Mesaritis
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Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

Year ending September 2025: \$1,320,000



3 2 1

Property Type: Townhouse

Comparable Properties



2/16 Railway Cr BENTLEIGH 3204 (REI)

[Agent Comments](#)

2 2 1

Price: \$950,000

Method: Sold Before Auction

Date: 24/10/2025

Property Type: Townhouse (Res)



2c Werona St BENTLEIGH 3204 (REI)

[Agent Comments](#)

3 2 2

Price: \$900,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)



1b Genoa St MOORABBIN 3189 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$995,000

Method: Sold Before Auction

Date: 28/08/2025

Property Type: Townhouse (Res)

Land Size: 165 sqm approx

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



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