

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

14a Geel Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,580,000

Property Type Townhouse

Suburb Bentleigh

Period - From 17/07/2024

to

16/07/2025

Source Property Data

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	25B Browns Rd BENTLEIGH EAST 3165	\$2,055,000	14/06/2025
2	37a Wright St BENTLEIGH 3204	\$1,912,000	31/05/2025
3	9a Atkinson St BENTLEIGH 3204	\$1,970,000	12/05/2025

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:

17/07/2025 15:06

14a Geel Street, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

9593 4500

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Indicative Selling Price

\$1,900,000 - \$2,090,000

Median Townhouse Price

17/07/2024 - 16/07/2025: \$1,580,000



4 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



25B Browns Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 4

Price: \$2,055,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Townhouse (Res)

Land Size: 315 sqm approx



37a Wright St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,912,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)



9a Atkinson St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,970,000

Method: Private Sale

Date: 12/05/2025

Property Type: Townhouse (Single)

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



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