

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

15A Jassa Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

Median sale price

Median price

\$1,523,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

18/12/2024

to

17/12/2025

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	42b Goodrich St BENTLEIGH EAST 3165	\$1,525,000	27/10/2025
2	8a Kashmira St BENTLEIGH EAST 3165	\$1,500,000	06/09/2025
3	15b Jassa St BENTLEIGH EAST 3165	\$1,698,000	12/10/2025

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:

18/12/2025 10:47



Trent Dorman
0423 505 580
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4 3 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,595,000
Median Townhouse Price
18/12/2024 - 17/12/2025: \$1,523,000

Comparable Properties

42b Goodrich St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,525,000
Method:
Date: 27/10/2025
Property Type: Townhouse (Single)

8a Kashmira St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 3

Price: \$1,500,000
Method:
Date: 06/09/2025
Property Type: House



15b Jassa St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,698,000
Method: Private Sale
Date: 12/10/2025
Property Type: Townhouse (Single)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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