## Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

16 East Boundary Road, Bentleigh East Vic 3165
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#### Indicative selling price

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

Range between \$1,590,000	&	\$1,690,000
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#### Median sale price

Median price	\$1,517,500	Pro	perty Type	Townhouse		Suburb	Bentleigh East
Period - From	28/10/2024	to	27/10/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	334a Chesterville Rd BENTLEIGH EAST 3165	\$1,640,000	02/10/2025
2	18 Bolinda St BENTLEIGH 3204	\$1,650,000	05/05/2025
3			

#### OR

В\* 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:	28/10/2025 11:03



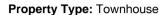
# **JellisCraig**

Jayden Irving 9593 4500 0405 522 149 JaydenIrving@jelliscraig.com.au

\$1,590,000 - \$1,690,000 **Median Townhouse Price** 28/10/2024 - 27/10/2025: \$1,517,500

**Indicative Selling Price** 





## Comparable Properties



334a Chesterville Rd BENTLEIGH EAST 3165 (REI)



Price: \$1,640,000

Method: Sold Before Auction

Date: 02/10/2025

Property Type: Townhouse (Res)

Agent Comments



18 Bolinda St BENTLEIGH 3204 (REI/VG)

Price: \$1,650,000

Method: Sold Before Auction

Date: 05/05/2025

Property Type: Townhouse (Res) Land Size: 272 sqm approx

Agent Comments

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.

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



