

# 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

18 Bolinda Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$1,474,000

Property Type Townhouse

Suburb Bentleigh

Period - From 08/04/2024

to

07/04/2025

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	2b Tovan Akas Av BENTLEIGH 3204	\$1,600,000	26/02/2025
2	26a Dega Av BENTLEIGH EAST 3165	\$1,505,000	22/02/2025
3	12b Windsor Av BENTLEIGH 3204	\$1,575,000	18/02/2025

**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:

08/04/2025 11:55

18 Bolinda Street, Bentleigh Vic 3204

**Jellis  
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median Townhouse Price**

08/04/2024 - 07/04/2025: \$1,474,000



 4  3  2

**Property Type:** Townhouse

## Comparable Properties



**2b Tovan Akas Av BENTLEIGH 3204 (REI/VG)**

Agent Comments

 4  4  3

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 26/02/2025

**Property Type:** Townhouse (Single)



**26a Dega Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,505,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** Townhouse (Res)



**12b Windsor Av BENTLEIGH 3204 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,575,000

**Method:** Private Sale

**Date:** 18/02/2025

**Property Type:** Townhouse (Single)

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



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