## 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 1A Rowland Street, Bentleigh East Vic 3165 Including suburb and postcode

#### Indicative selling price

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

Range between \$980,000 \$1,050,000 &

#### Median sale price

| Median price  | \$1,465,000 | Pro | perty Type | Towr | nhouse |       | Suburb   | Bentleigh East |
|---------------|-------------|-----|------------|------|--------|-------|----------|----------------|
| Period - From | 27/05/2024  | to  | 26/05/2025 |      | Sc     | ource | 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

| Add | dress of comparable property      | Price       | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1   | 1/8 Daphne St BENTLEIGH EAST 3165 | \$1,000,000 | 10/03/2025   |
| 2   | 10/48 Hill St BENTLEIGH EAST 3165 | \$1,088,000 | 28/02/2025   |
| 3   | 10/2-4 Faulkner St BENTLEIGH 3204 | \$1,025,000 | 30/01/2025   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 27/05/2025 09:44 |
|--|------------------|





Gavin van Rooven 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

**Indicative Selling Price** \$980,000 - \$1,050,000 **Median Townhouse Price** 27/05/2024 - 26/05/2025: \$1,465,000



# Property Type: Townhouse

# Comparable Properties



1/8 Daphne St BENTLEIGH EAST 3165 (REI/VG)

3

Price: \$1,000,000 Method: Private Sale Date: 10/03/2025

Property Type: Townhouse (Single)

**Agent Comments** 



10/48 Hill St BENTLEIGH EAST 3165 (REI/VG)



Agent Comments

Price: \$1,088,000 Method: Private Sale Date: 28/02/2025

Property Type: Townhouse (Single)



10/2-4 Faulkner St BENTLEIGH 3204 (REI)

Price: \$1,025,000 Method: Auction Sale Date: 30/01/2025

Property Type: Townhouse (Single)

**Agent Comments** 

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





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