

# 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

2/15 Caleb Street, Bentleigh East Vic 3165

### Indicative selling price

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

Single price

\$1,080,000

### Median sale price

Median price

\$1,255,750

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2024

to

30/06/2025

Source

REIV

### 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	2/43 Gilmour Rd BENTLEIGH 3204	\$1,147,500	08/07/2025
2	1a Rowland St BENTLEIGH EAST 3165	\$1,150,000	21/06/2025
3	2/57 Tudor St BENTLEIGH EAST 3165	\$1,050,000	22/03/2025

**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:

17/08/2025 19:11



3   
 2   
 2

**Property Type:** Townhouse

**Indicative Selling Price**

\$1,080,000

**Median Unit Price**

Year ending June 2025: \$1,255,750

## Comparable Properties



**2/43 Gilmour Rd BENTLEIGH 3204 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,147,500

**Method:** Private Sale

**Date:** 08/07/2025

**Property Type:** Unit



**1a Rowland St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 21/06/2025

**Property Type:** Townhouse (Res)



**2/57 Tudor St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3   
 2   
 1

**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** Townhouse (Res)

**Account - Jellis Craig** | P: 03 9593 4500