

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

2/2 Kershaw Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,349,000

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	12 Langslow St BENTLEIGH EAST 3165	\$1,400,000	28/07/2025
2	1a Fraser St BENTLEIGH EAST 3165	\$1,400,000	10/04/2025
3	2a Trinity Ct BENTLEIGH EAST 3165	\$1,350,000	26/03/2025

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:

23/08/2025 17:52

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Indicative Selling Price
\$1,349,000

Median Unit Price
Year ending June 2025: \$1,255,750



3 2 2

Property Type: Townhouse

Comparable Properties



12 Langslow St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000
Method: Private Sale
Date: 28/07/2025
Property Type: House
Land Size: 235 sqm approx



1a Fraser St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 1

Price: \$1,400,000
Method: Private Sale
Date: 10/04/2025
Property Type: Townhouse (Res)

2a Trinity Ct BENTLEIGH EAST 3165 (VG)

Agent Comments

3 - -

Price: \$1,350,000
Method: Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 397 sqm approx

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



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