

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

2/40 Elizabeth Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,237,000 Property Type Unit Suburb Bentleigh East

Period - From 14/10/2024 to 13/10/2025 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 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	3/23 Vickery St BENTLEIGH 3204	\$965,000	23/09/2025
2	6/2 Cooma St MOORABBIN 3189	\$950,000	30/08/2025
3	2/675 Centre Rd BENTLEIGH EAST 3165	\$900,000	24/08/2025

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:

14/10/2025 14:16

Sarah Gursansky

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Indicative Selling Price

\$950,000 - \$1,020,000

Median Unit Price

14/10/2024 - 13/10/2025: \$1,237,000



2 1 1

Property Type: Unit

Comparable Properties



3/23 Vickery St BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$965,000

Method: Private Sale

Date: 23/09/2025

Property Type: Unit

Land Size: 207 sqm approx



6/2 Cooma St MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$950,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Unit

Land Size: 213 sqm approx



2/675 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 2

Price: \$900,000

Method: Sold After Auction

Date: 24/08/2025

Property Type: Townhouse (Single)

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