

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 2/41 Orange Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,520,000 Property Type Townhouse Suburb Bentleigh East

Period - From 14/04/2025 to 13/04/2026 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	78a Brooks St BENTLEIGH EAST 3165	\$1,090,000	25/03/2026
2	2/71 Tudor St BENTLEIGH EAST 3165	\$1,190,000	16/02/2026
3	2/19 Gardeners Rd BENTLEIGH EAST 3165	\$1,100,000	30/11/2025

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: 14/04/2026 16:28

Jayden Irving
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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

14/04/2025 - 13/04/2026: \$1,520,000



 4  2  3

Property Type: Townhouse

Comparable Properties



78a Brooks St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,090,000

Method: Sold Before Auction

Date: 25/03/2026

Property Type: Townhouse (Res)



2/71 Tudor St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,190,000

Method: Sold Before Auction

Date: 16/02/2026

Property Type: Townhouse (Res)



2/19 Gardeners Rd BENTLEIGH EAST 3165 (RE/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,100,000

Method: Private Sale

Date: 30/11/2025

Property Type: House (Res)

Land Size: 320 sqm approx

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