

# 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

2/8 Deborah Avenue, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,447,500

Property Type House

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	5/181 East Boundary Rd BENTLEIGH EAST 3165	\$1,300,000	26/03/2025
2	2/11 Caleb St BENTLEIGH EAST 3165	\$1,220,000	19/02/2025
3			

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:

26/07/2025 13:34

Myron Ching  
9573 6100

0431 262 955

myronching@jellisrcraig.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending June 2025: \$1,447,500



4 3 2

**Property Type:** Townhouse

## Comparable Properties



**5/181 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 26/03/2025  
**Property Type:** Townhouse (Res)



**2/11 Caleb St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 19/02/2025  
**Property Type:** Townhouse (Single)

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.