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	20 Carinya Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,800,000	&	\$1,850,000
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Median sale price

Median price	\$1,520,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/04/2025	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

Add	dress of comparable property	Price	Date of sale
1	50 Stockdale Av BENTLEIGH EAST 3165	\$1,975,000	28/06/2025
2	45 Victor Rd BENTLEIGH EAST 3165	\$1,810,500	24/05/2025
3	10 Barrani St BENTLEIGH EAST 3165	\$1,910,000	06/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/08/2025 10:06



JellisCraig

Trent Collie 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,800,000 - \$1,850,000 **Median House Price** June quarter 2025: \$1,520,000





Comparable Properties



50 Stockdale Av BENTLEIGH EAST 3165 (REI)

Price: \$1,975,000 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res)

Agent Comments



45 Victor Rd BENTLEIGH EAST 3165 (REI)





Agent Comments

Price: \$1,810,500 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res) Land Size: 683 sqm approx



10 Barrani St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,910,000 Method: Private Sale Date: 06/04/2025 Property Type: House Land Size: 725 sqm approx

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





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