

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

21 Barrani Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2025

to

31/03/2025

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	16 Wards Gr BENTLEIGH EAST 3165	\$2,120,000	31/05/2025
2	14 Watt St BENTLEIGH EAST 3165	\$2,200,000	22/05/2025
3	35 Valkstone St BENTLEIGH EAST 3165	\$2,060,000	14/04/2025

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:

24/06/2025 11:55



4 2 4

Property Type: House
Land Size: 771 sqm approx
Agent Comments

Comparable Properties



16 Wards Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$2,120,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)

14 Watt St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$2,200,000
Method: Private Sale
Date: 22/05/2025
Property Type: House (Res)



35 Valkstone St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$2,060,000
Method: Private Sale
Date: 14/04/2025
Property Type: House (Res)