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

21A Melva Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,550,000		&		\$1,650,000				
Median sale price									
Median price	\$1,320,000	Pro	operty Type	Unit			Suburb	Bentleigh East	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	58a Latham St BENTLEIGH EAST 3165	\$1,640,000	31/03/2025
2	77a Deakin St BENTLEIGH EAST 3165	\$1,655,000	31/03/2025
3	16b Keswick St BENTLEIGH EAST 3165	\$1,530,000	26/02/2025

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:

06/05/2025 15:35





Kosta Mesaritis





Property Type: Townhouse

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median Unit Price March quarter 2025: \$1,320,000

Comparable Properties

58a Latham St BENTLEIGH EAST 3165 (REI/VG) 4 3 2 Price: \$1,640,000 Method: Sold Before Auction Date: 31/03/2025 Property Type: Townhouse (Res)	Agent Comments
77a Deakin St BENTLEIGH EAST 3165 (REI) 4 4 5 1 Price: \$1,655,000 Method: Private Sale Date: 31/03/2025 Rooms: 6 Property Type: Townhouse (Res) Land Size: 290 sqm approx	Agent Comments
16b Keswick St BENTLEIGH EAST 3165 (REI) 16b Keswick St Bentleight East 3165 (REI) Price: \$1,530,000 Method: Sold Before Auction Date: 26/02/2025 Property Type: Townhouse (Res)	Agent Comments

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



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