

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

25b Hinkler Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,335,000

Property Type Unit

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	Price	Date of sale
1	26a Denver St BENTLEIGH EAST 3165	\$1,668,000	01/08/2025
2	1b Kalimna St BENTLEIGH EAST 3165	\$1,600,000	13/06/2025
3	16b Northam Rd BENTLEIGH EAST 3165	\$1,625,000	24/04/2025

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:

26/08/2025 11:55

Kosta Mesaritis
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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median Unit Price

June quarter 2025: \$1,335,000



5 3 2

Property Type: Townhouse

Comparable Properties



26a Denver St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,668,000
Method: Sold Before Auction
Date: 01/08/2025
Property Type: Townhouse (Res)



1b Kalimna St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,600,000
Method: Auction Sale
Date: 13/06/2025
Property Type: Townhouse (Single)



16b Northam Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,625,000
Method: Auction Sale
Date: 24/04/2025
Property Type: Townhouse (Res)
Land Size: 307 sqm approx

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