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 | 25b York Street, Bentleigh East Vic 3165 Including suburb and postcode

Indicative selling price

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

Single price \$1,725,000

Median sale price

Median price	\$1,523,000	Pro	perty Type T	ownhouse		Suburb	Bentleigh East
Period - From	21/11/2024	to	20/11/2025		Source	Property	/ Data

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	18b Lahona Av BENTLEIGH EAST 3165	\$1,715,000	01/11/2025
2	120a Mackie Rd BENTLEIGH EAST 3165	\$1,675,000	24/10/2025
3	7a Manuka St BENTLEIGH EAST 3165	\$1,775,000	03/10/2025

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:	21/11/2025 08:08



JellisCraig

Sarah Gursansky 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

> Indicative Selling Price \$1,725,000 Median Townhouse Price

21/11/2024 - 20/11/2025: \$1,523,000

sarahgursansky@jelliscraig. Indicative Sellir





Comparable Properties



18b Lahona Av BENTLEIGH EAST 3165 (REI)

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Price: \$1,715,000

Method: Sold Before Auction

Date: 01/11/2025

Property Type: Townhouse (Res)

Agent Comments



120a Mackie Rd BENTLEIGH EAST 3165 (REI)

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Agent Comments

Price: \$1,675,000 **Method:** Private Sale **Date:** 24/10/2025

Property Type: Townhouse (Single)



7a Manuka St BENTLEIGH EAST 3165 (REI/VG)

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Price: \$1,775,000

Method: Sold Before Auction

Date: 03/10/2025

Property Type: Townhouse (Res) **Land Size:** 300 sqm approx

Agent Comments

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



