

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 York Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,750,888

Median sale price

Median price

\$1,521,500

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

24/11/2024

to

23/11/2025

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	Price	Date of sale
1	18b Lahona Av BENTLEIGH EAST 3165	\$1,715,000	01/11/2025
2	52B Wallace Av MURRUMBEENA 3163	\$1,750,000	25/10/2025
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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/11/2025 13:48

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

Indicative Selling Price
\$1,750,888

Median Townhouse Price
24/11/2024 - 23/11/2025: \$1,521,500



4 4 2

Property Type: Townhouse

Comparable Properties



18b Lahona Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,715,000
Method: Sold Before Auction
Date: 01/11/2025
Property Type: Townhouse (Res)



52B Wallace Av MURRUMBEENA 3163 (REI)

Agent Comments

4 2 2

Price: \$1,750,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Single)



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

Agent Comments

4 3 2

Price: \$1,775,000
Method: Sold Before Auction
Date: 03/10/2025
Property Type: Townhouse (Res)
Land Size: 300 sqm approx

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