

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

27 Purtell Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,420,000

&

\$1,520,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Bentleigh East

Period - From 01/07/2025

to

30/09/2025

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	36 Pasadena Cr BENTLEIGH EAST 3165	\$1,560,000	29/10/2025
2	17 Bray Ct BENTLEIGH EAST 3165	\$1,460,000	22/10/2025
3	37 Celia St BENTLEIGH EAST 3165	\$1,430,000	17/10/2025

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:

11/11/2025 09:20

Trent Collie
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3 2 4

Property Type: House

Indicative Selling Price
\$1,420,000 - \$1,520,000
Median House Price
September quarter 2025: \$1,480,000

Comparable Properties



36 Pasadena Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 3

Price: \$1,560,000
Method: Sold Before Auction
Date: 29/10/2025
Property Type: House (Res)
Land Size: 682 sqm approx



17 Bray Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,460,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: House (Res)
Land Size: 648 sqm approx



37 Celia St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 6

Price: \$1,430,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 588 sqm approx

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



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