Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	27 Purtell Street, Bentleigh East Vic 3165
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Indicative selling price

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

Range between \$1,420,000	&	\$1,520,000
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Median sale price

Median price	\$1,480,000	Pro	perty 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

Address of comparable property		1 1100	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



Date of sale

JellisCraig

Trent Collie 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

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)

Price: \$1,560,000

Method: Sold Before Auction

Date: 29/10/2025

Property Type: House (Res) Land Size: 682 sqm approx

Agent Comments



17 Bray Ct BENTLEIGH EAST 3165 (REI)



Agent Comments

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)

Price: \$1,430,000

Method: Sold Before Auction

Date: 17/10/2025

Property Type: House (Res) Land Size: 588 sqm approx **Agent Comments**

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



