

# 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 29 Stratford Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,585,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2025 to 31/12/2025 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	9 Kershaw St BENTLEIGH EAST 3165	\$1,490,000	28/03/2026
2	12 Kalimna St BENTLEIGH EAST 3165	\$1,431,500	03/12/2025
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: 30/03/2026 15:16

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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

December quarter 2025: \$1,585,000



 3    2    2

**Property Type:** House

## Comparable Properties



**9 Kershaw St BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

 3    2    3

**Price:** \$1,490,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 590 sqm approx



**12 Kalimna St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

 3    1    2

**Price:** \$1,431,500

**Method:** Sold Before Auction

**Date:** 03/12/2025

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**37 Celia St BENTLEIGH EAST 3165 (REI/VG)**

[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