

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

2b Castlewood Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,416,000

Property Type Unit

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	7a Manuka St BENTLEIGH EAST 3165	\$1,775,000	03/10/2025
2	26a Denver St BENTLEIGH EAST 3165	\$1,668,000	01/08/2025
3	16a Stratford Av BENTLEIGH EAST 3165	\$1,650,000	14/06/2025

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:

21/10/2025 15:50

Kosta Mesaritis

9593 4500

0412 117 529

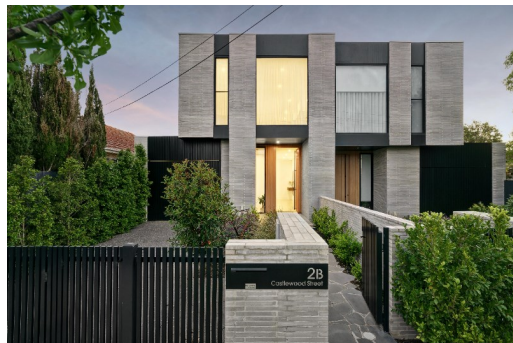
kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Unit Price

September quarter 2025: \$1,416,000



 4  4  2

Property Type: Townhouse

Comparable Properties



7a Manuka St BENTLEIGH EAST 3165 (REI)

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



26a Denver St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,668,000

Method: Sold Before Auction

Date: 01/08/2025

Property Type: Townhouse (Res)

Land Size: 349 sqm approx

16a Stratford Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,650,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Townhouse (Res)

Land Size: 319 sqm approx

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



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