

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

3 Clapperton Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,750,000

&

\$3,000,000

Median sale price

Median price \$1,620,990

Property Type House

Suburb Bentleigh

Period - From 01/04/2024

to 31/03/2025

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	15 Strathmore St BENTLEIGH 3204	\$3,028,888	09/04/2025
2	20 Harold St MCKINNON 3204	\$3,060,000	13/12/2024
3	23 Hornby St BRIGHTON EAST 3187	\$2,705,000	03/12/2024

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:

24/04/2025 10:41



 4  2  3

Rooms: 3

Property Type: House

Indicative Selling Price

\$2,750,000 - \$3,000,000

Median House Price

Year ending March 2025: \$1,620,990

Comparable Properties



15 Strathmore St BENTLEIGH 3204 (REI)

Agent Comments

 5  4  2

Price: \$3,028,888

Method: Sold Before Auction

Date: 09/04/2025

Property Type: House (Res)



20 Harold St MCKINNON 3204 (REI/VG)

Agent Comments

 5  5  4

Price: \$3,060,000

Method: Sold Before Auction

Date: 13/12/2024

Property Type: House (Res)

Land Size: 571 sqm approx



23 Hornby St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,705,000

Method: Private Sale

Date: 03/12/2024

Property Type: House

Land Size: 715 sqm approx

Account - Jellis Craig | P: 03 9194 1200