

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 London Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,752,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2025

to

30/06/2025

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	64 Bendigo Av BENTLEIGH 3204	\$1,593,000	26/07/2025
2	1 Geel St BENTLEIGH 3204	\$1,575,000	21/06/2025
3	28 Malane St BENTLEIGH EAST 3165	\$1,530,000	24/05/2025

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:

31/07/2025 13:37

3 London Street, Bentleigh Vic 3204

JellisCraig

Nick Renna
9593 4500
0411 551 190
nickrenna@jellisraig.com.au



2 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

June quarter 2025: \$1,752,500

Comparable Properties



64 Bendigo Av BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,593,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)



1 Geel St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,575,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 600 sqm approx



28 Malane St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,530,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 600 sqm approx

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



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