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	3 London Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,550,000	&	\$1,650,000
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Median sale price

Median price	\$1,752,500	Pro	perty 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

		1 1100	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	123 Tucker Rd BENTLEIGH 3204	\$1,615,000	27/05/2025

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:	19/08/2025 12:37



Date of sale

JellisCraig

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

Indicative Selling Price \$1,550,000 - \$1,650,000 **Median House Price** June quarter 2025: \$1,752,500





Property Type: House **Agent Comments**

Comparable Properties



64 Bendigo Av BENTLEIGH 3204 (REI)

Price: \$1,593,000 Method: Auction Sale Date: 26/07/2025

Property Type: House (Res)

Agent Comments



1 Geel St BENTLEIGH 3204 (REI)





Price: \$1,575,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments



123 Tucker Rd BENTLEIGH 3204 (REI)

Price: \$1,615,000





Agent Comments

Method: Private Sale Date: 27/05/2025 Property Type: House

Land Size: 826 sqm approx

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





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