

# 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

30 Clifton Street, 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 \$700,000 & \$760,000

### Median sale price

Median price \$1,320,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2025 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	1/41-43 Riley St OAKLEIGH SOUTH 3167	\$720,000	07/04/2025
2	1/31 Sandalwood Dr OAKLEIGH SOUTH 3167	\$720,000	08/03/2025
3	1/622 Warrigal Rd OAKLEIGH SOUTH 3167	\$760,000	29/01/2025

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:

16/05/2025 11:06

30 Clifton Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$700,000 - \$760,000

**Median Unit Price**

March quarter 2025: \$1,320,000



 3  1  2

**Property Type:** Unit

## Comparable Properties



**1/41-43 Riley St OAKLEIGH SOUTH 3167 (REI)**

Agent Comments

 2  1  1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 07/04/2025

**Property Type:** Unit



**1/31 Sandalwood Dr OAKLEIGH SOUTH 3167 (REI)**

Agent Comments

 3  2  2

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 08/03/2025

**Property Type:** House (Res)

**Land Size:** 219 sqm approx



**1/622 Warrigal Rd OAKLEIGH SOUTH 3167 (VG)**

Agent Comments

 2  -  -

**Price:** \$760,000

**Method:** Sale

**Date:** 29/01/2025

**Property Type:** Flat/Unit/Apartment (Res)

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



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