

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 30a Denver Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,525,000 Property Type Townhouse Suburb Bentleigh East

Period - From 05/03/2025 to 04/03/2026 Source Property Data

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	25b Patricia St BENTLEIGH EAST 3165	\$1,350,000	03/03/2026
2	38a Denver St BENTLEIGH EAST 3165	\$1,250,000	21/02/2026
3	35a Paschal St BENTLEIGH 3204	\$1,350,000	19/12/2025

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: 05/03/2026 13:27

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3 2 3

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
05/03/2025 - 04/03/2026: \$1,525,000

Comparable Properties



25b Patricia St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 3

Price: \$1,350,000
Method: Sold Before Auction
Date: 03/03/2026
Property Type: Townhouse (Single)



38a Denver St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 4

Price: \$1,250,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 310 sqm approx



35a Paschal St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Single)
Land Size: 315 sqm approx

Account - Jellis Craig | P: 03 9194 1200