### 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	30a Denver Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,350,000 & \$1,450,000	Range between	\$1,350,000	&	\$1,450,000
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#### Median sale price

Median price	\$1,524,000	Pro	perty Type	Townho	ouse	Suburb	Bentleigh East
Period - From	18/11/2024	to	17/11/2025		Source	Property	<sup>,</sup> 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

Add	dress of comparable property	Price	Date of sale
1	30b Denver St BENTLEIGH EAST 3165	\$1,520,000	14/11/2025
2	1/66 Jasper Rd BENTLEIGH 3204	\$1,370,000	03/11/2025
3	19a Francesco St BENTLEIGH EAST 3165	\$1,480,000	28/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/11/2025 11:22



# **JellisCraig**

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

**Indicative Selling Price** \$1,350,000 - \$1,450,000 **Median Townhouse Price** 18/11/2024 - 17/11/2025: \$1,524,000





Property Type: Townhouse **Agent Comments** 

## Comparable Properties



30b Denver St BENTLEIGH EAST 3165 (REI)

Price: \$1,520,000 Method: Private Sale Date: 14/11/2025

Property Type: Townhouse (Single)

**Agent Comments** 



1/66 Jasper Rd BENTLEIGH 3204 (REI)



Price: \$1,370,000

Method: Sold Before Auction

Date: 03/11/2025

Property Type: Townhouse (Single)

Agent Comments



19a Francesco St BENTLEIGH EAST 3165 (VG)

Price: \$1,480,000 Method: Sale Date: 28/08/2025

Property Type: Strata Unit/Townhouse - Conjoined

**Agent Comments** 

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



