

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

30B Denver Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,549,000

Median sale price

Median price

\$1,416,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2025

to

30/09/2025

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	5b Luckins Rd BENTLEIGH 3204	\$1,550,000	03/09/2025
2	3B Adrian St BENTLEIGH EAST 3165	\$1,525,000	13/08/2025
3	2/5 Small Rd BENTLEIGH 3204	\$1,450,000	28/06/2025

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:

08/11/2025 15:37

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Indicative Selling Price
\$1,549,000

Median Unit Price
September quarter 2025: \$1,416,000



3 2 4

Property Type: Townhouse

Comparable Properties



5b Luckins Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,550,000
Method: Sold Before Auction
Date: 03/09/2025
Property Type: Townhouse (Res)



3B Adrian St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,525,000
Method: Sold Before Auction
Date: 13/08/2025
Property Type: Townhouse (Res)



2/5 Small Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 4

Price: \$1,450,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)
Land Size: 431 sqm approx

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