

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

323 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,520,000

Property Type House

Suburb Bentleigh East

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	Price	Date of sale
1	158 Poath Rd HUGHESDALE 3166	\$1,315,000	11/07/2025
2	788 Centre Rd BENTLEIGH EAST 3165	\$1,392,000	05/07/2025
3	686 North Rd ORMOND 3204	\$1,375,000	23/06/2025

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:

05/08/2025 13:16

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2 1 1

Property Type: House

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2025: \$1,520,000

Comparable Properties



158 Poath Rd HUGHESDALE 3166 (REI)

Agent Comments

3 1 2

Price: \$1,315,000
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 565 sqm approx



788 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,392,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 593 sqm approx



686 North Rd ORMOND 3204 (VG)

Agent Comments

3 - -

Price: \$1,375,000
Method: Sale
Date: 23/06/2025
Property Type: House (Res)
Land Size: 176 sqm approx

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