

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

32b Celia Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,524,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 11/11/2024

to

10/11/2025

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	1/16 Celia St BENTLEIGH EAST 3165	\$1,300,000	22/10/2025
2	26b Victor Rd BENTLEIGH EAST 3165	\$1,411,000	11/10/2025
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:

11/11/2025 11:12

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Townhouse Price

11/11/2024 - 10/11/2025: \$1,524,000



3 2 2

Property Type: Townhouse

Comparable Properties

1/16 Celia St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method:

Date: 22/10/2025

Property Type: Townhouse (Single)



26b Victor Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,411,000

Method: Auction Sale

Date: 11/10/2025

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