

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

34 South Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,445,000

Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Bentleigh

Period - From

06/10/2024

to

05/10/2025

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	17 Mavho St BENTLEIGH 3204	\$1,550,000	04/10/2025
2	131 Marriage Rd BRIGHTON EAST 3187	\$1,488,000	02/10/2025
3	16 Durban St BENTLEIGH 3204	\$1,490,000	06/09/2025

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:

06/10/2025 09:49

Trent Collie
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Indicative Selling Price
\$1,445,000

Median House Price
06/10/2024 - 05/10/2025: \$1,700,000



4 2 2

Property Type: House

Comparable Properties



17 Mavho St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,550,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)



131 Marriage Rd BRIGHTON EAST 3187 (REI)

Agent Comments

5 2 3

Price: \$1,488,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: House (Res)
Land Size: 626 sqm approx



16 Durban St BENTLEIGH 3204 (REI)

Agent Comments

2 1 4

Price: \$1,490,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 638 sqm approx

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