#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

## Property offered for sale

Address	346 Chesterville Road, Bentleigh East Vic 3165
Including suburb and	-
postcode	

#### Indicative selling price

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

Single price \$1,615,000

#### Median sale price

Median price	\$1,480,000	Pro	perty Type	House		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

	aress of comparable property	1 1100	Date of Sale
1	2 Veronica St BENTLEIGH EAST 3165	\$1,610,000	08/11/2025
2	37 Gwenda Av MOORABBIN 3189	\$1,620,000	25/10/2025
3	19 Lesden St BENTLEIGH EAST 3165	\$1,605,000	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:	26/11/2025 11:01



Date of sale

# **JellisCraig**





Property Type: House

**Indicative Selling Price** \$1,615,000 **Median House Price** September quarter 2025: \$1,480,000

## Comparable Properties



2 Veronica St BENTLEIGH EAST 3165 (REI)

Price: \$1,610,000 Method: Auction Sale Date: 08/11/2025

Property Type: House (Res) Land Size: 591 sqm approx

**Agent Comments** 



37 Gwenda Av MOORABBIN 3189 (REI)

Agent Comments

Price: \$1,620,000 Method: Auction Sale Date: 25/10/2025

Property Type: House (Res)



19 Lesden St BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,605,000

Method: Sold Before Auction

Date: 28/06/2025

Property Type: House (Res) Land Size: 596 sqm approx **Agent Comments** 

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





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