

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

37a Adrian Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,565,000

Median sale price

Median price \$1,500,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 29/08/2024

to 28/08/2025

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	7A Abbin Av BENTLEIGH EAST 3165	\$1,628,888	28/08/2025
2	12a Bonny St BENTLEIGH EAST 3165	\$1,585,000	18/08/2025
3	9a Purtell St BENTLEIGH EAST 3165	\$1,550,000	14/08/2025

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:

29/08/2025 11:30

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Indicative Selling Price
\$1,565,000

Median Townhouse Price
29/08/2024 - 28/08/2025: \$1,500,000



4 3 2

Property Type: Townhouse

Comparable Properties



7A Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,628,888
Method: Sold Before Auction
Date: 28/08/2025
Property Type: Townhouse (Single)
Land Size: 359 sqm approx



12a Bonny St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,585,000
Method: Sold Before Auction
Date: 18/08/2025
Property Type: Townhouse (Single)



9a Purtell St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,550,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: Townhouse (Res)

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