

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 Wright Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,510,000

Property Type Townhouse

Suburb Bentleigh

Period - From 19/05/2024

to

18/05/2025

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	12a Harding St BENTLEIGH 3204	\$1,755,000	12/03/2025
2	33 Clinton St BRIGHTON EAST 3187	\$1,838,000	27/02/2025
3	9b Park Cr BENTLEIGH 3204	\$1,762,000	26/02/2025

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:

19/05/2025 13:04

37a Wright Street, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$1,700,000 - \$1,850,000

Median Townhouse Price

19/05/2024 - 18/05/2025: \$1,510,000



 4  3  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



12a Harding St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,755,000

Method: Private Sale

Date: 12/03/2025

Property Type: Townhouse (Single)



33 Clinton St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,838,000

Method: Sold Before Auction

Date: 27/02/2025

Property Type: Townhouse (Res)



9b Park Cr BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,762,000

Method: Private Sale

Date: 26/02/2025

Property Type: Townhouse (Single)

Land Size: 350 sqm approx

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



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