

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

4/27 Elizabeth Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,250,000

Median sale price

Median price

\$1,485,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

08/07/2024

to

07/07/2025

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	1/36 Bonny St BENTLEIGH EAST 3165	\$1,210,000	13/05/2025
2	20/27 Dromana Av BENTLEIGH EAST 3165	\$1,200,800	15/04/2025
3	32A Marrbridge Rd MOORABBIN 3189	\$1,250,000	29/03/2025

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:

08/07/2025 09:20

4/27 Elizabeth Street, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham

9593 4500

0408 107 514

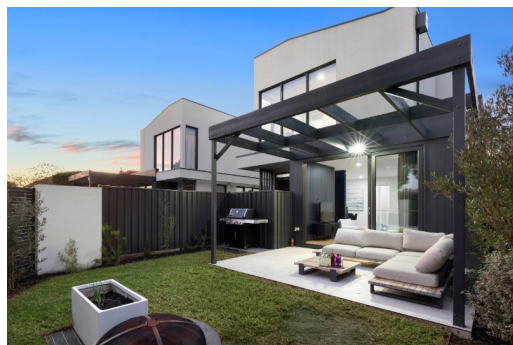
anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median Townhouse Price

08/07/2024 - 07/07/2025: \$1,485,000



3 2 2

Rooms: 5

Property Type: Townhouse

Comparable Properties



1/36 Bonny St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,210,000

Method: Auction Sale

Date: 13/05/2025

Property Type: Townhouse (Single)



20/27 Dromana Av BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,200,800

Method: Private Sale

Date: 15/04/2025

Property Type: Townhouse (Single)



32A Marrbridge Rd MOORABBIN 3189 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Townhouse (Res)

Land Size: 294 sqm approx

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



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