

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

40a Thomasina Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,465,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

03/06/2024

to

02/06/2025

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	9a Murrong Av BENTLEIGH EAST 3165	\$1,680,000	31/05/2025
2	46a Lindsay St BENTLEIGH 3204	\$1,600,000	24/05/2025
3	10 Claire St MCKINNON 3204	\$1,501,500	17/04/2025

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:

03/06/2025 12:45

40a Thomasina Street, Bentleigh East Vic 3165

**Jellis
Craig**

Jack Liu

9593 4500

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Townhouse Price

03/06/2024 - 02/06/2025: \$1,465,000



 4  2  2

Property Type: Townhouse

Comparable Properties



9a Murrong Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,680,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)

Land Size: 345 sqm approx



46a Lindsay St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Townhouse (Res)



10 Claire St MCKINNON 3204 (REI)

Agent Comments

 4  2  3

Price: \$1,501,500

Method: Private Sale

Date: 17/04/2025

Property Type: Townhouse (Single)

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



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