

# 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

42b Goodrich Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,340,000

&

\$1,440,000

### Median sale price

Median price \$1,515,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 16/10/2024

to

15/10/2025

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 | 2a Cardiff St BENTLEIGH EAST 3165 | \$1,468,000 | 16/08/2025   |
| 2 | 58b Tudor St BENTLEIGH EAST 3165  | \$1,500,000 | 28/05/2025   |
| 3 | 32a Jassa St BENTLEIGH EAST 3165  | \$1,410,000 | 24/05/2025   |

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:

16/10/2025 09:50

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**Indicative Selling Price**  
\$1,340,000 - \$1,440,000  
**Median Townhouse Price**  
16/10/2024 - 15/10/2025: \$1,515,000



4 3 2

Property Type: Townhouse

Comparable Properties



2a Cardiff St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,468,000  
Method: Sold Before Auction  
Date: 16/08/2025  
Property Type: Townhouse (Res)



58b Tudor St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,500,000  
Method: Sold Before Auction  
Date: 28/05/2025  
Property Type: Townhouse (Res)



32a Jassa St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,410,000  
Method: Auction Sale  
Date: 24/05/2025  
Property Type: Townhouse (Res)

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



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