

# 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 43 Purtell Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$2,000,000 & \$2,150,000

### Median sale price

Median price \$1,480,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2025 to 30/09/2025 Source REIV

### 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	25 Leonie Av BENTLEIGH EAST 3165	\$2,250,000	25/10/2025
2	22 Normdale Rd BENTLEIGH EAST 3165	\$2,180,000	23/09/2025
3	16 Wards Gr BENTLEIGH EAST 3165	\$2,120,000	31/05/2025

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: 14/11/2025 10:55

Kosta Mesaritis  
9593 4500  
0412 117 529

kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**  
\$2,000,000 - \$2,150,000

**Median House Price**  
September quarter 2025: \$1,480,000



 4    2    4

**Property Type:** House

## Comparable Properties



**25 Leonie Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

 5    3    4

**Price:** \$2,250,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 621 sqm approx



**22 Normdale Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

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**Price:** \$2,180,000  
**Method:** Private Sale  
**Date:** 23/09/2025  
**Property Type:** House  
**Land Size:** 582 sqm approx



**16 Wards Gr BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

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**Price:** \$2,120,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx

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