

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

53a Elizabeth Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,950,000

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	2c Hopetoun Ct BENTLEIGH EAST 3165	\$2,000,000	04/12/2025
2	53b Elizabeth St BENTLEIGH EAST 3165	\$2,002,000	22/11/2025
3	12a London St BENTLEIGH 3204	\$1,935,000	17/09/2025

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:

04/12/2025 16:50

Kon Galitos
9593 4500
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Indicative Selling Price
\$1,950,000

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



4 3 2

Property Type: Townhouse

Comparable Properties



2c Hopetoun Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

4 4 2

Price: \$2,000,000
Method: Private Sale
Date: 04/12/2025
Property Type: Townhouse (Single)



53b Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 3

Price: \$2,002,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



12a London St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,935,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: Townhouse (Res)

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



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