

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

5a White Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$1,255,750 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2024 to 30/06/2025 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	2/63 Golf Links Av OAKLEIGH 3166	\$781,500	26/07/2025
2	9/26a Howe St MURRUMBEENA 3163	\$755,000	14/07/2025
3	2/47-49 Willesden Rd HUGHESDALE 3166	\$811,000	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:

23/09/2025 10:05

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 2  1  1

Property Type: Townhouse

Indicative Selling Price
\$750,000 - \$820,000
Median Unit Price
Year ending June 2025: \$1,255,750

Comparable Properties



2/63 Golf Links Av OAKLEIGH 3166 (REI)

Agent Comments

 2  -  1

Price: \$781,500
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit



9/26a Howe St MURRUMBEENA 3163 (REI/VG)

Agent Comments

 2  1  2

Price: \$755,000
Method: Sold Before Auction
Date: 14/07/2025
Property Type: Unit



2/47-49 Willesden Rd HUGHESDALE 3166 (REI)

Agent Comments

 2  1  2

Price: \$811,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit

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