

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

67 Victor Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Bentleigh East

Period - From 09/09/2024

to

08/09/2025

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	50 Bellevue Rd BENTLEIGH EAST 3165	\$1,300,000	08/08/2025
2	4 Brady Rd BENTLEIGH EAST 3165	\$1,300,000	10/07/2025
3	2 Omeo Ct BENTLEIGH EAST 3165	\$1,300,000	21/06/2025

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:

09/09/2025 10:46

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jelliscraig.com.au

Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

09/09/2024 - 08/09/2025: \$1,450,000



3 1 2

Rooms: 5

Property Type: House

Comparable Properties



50 Bellevue Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: House (Res)



4 Brady Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,300,000

Method: Sold Before Auction

Date: 10/07/2025

Property Type: House



2 Omeo Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 3

Price: \$1,300,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 660 sqm approx

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