

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

68 Denver Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Bentleigh East

Period - From 01/04/2026

to

30/06/2026

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	37 Matilda Rd MOORABBIN 3189	\$1,185,000	01/08/2026
2	1 East Boundary Rd BENTLEIGH EAST 3165	\$1,060,000	17/07/2026
3	23 Marrbridge Rd MOORABBIN 3189	\$1,050,000	30/05/2026

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:

12/08/2026 09:17

68 Denver Street, Bentleigh East Vic 3165

JellisCraig

Angus McPherson

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2026: \$1,350,000



3 1 2

Property Type: House

Comparable Properties



37 Matilda Rd MOORABBIN 3189 (REI)

Agent Comments

3 2 2

Price: \$1,185,000

Method: Auction Sale

Date: 01/08/2026

Property Type: House (Res)

Land Size: 604 sqm approx



1 East Boundary Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

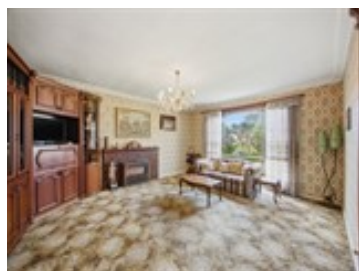
Price: \$1,060,000

Method: Private Sale

Date: 17/07/2026

Property Type: House (Res)

Land Size: 664 sqm approx



23 Marrbridge Rd MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 603 sqm approx

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



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