

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

683b South Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,390,000

&

\$1,490,000

Median sale price

Median price

\$1,335,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/04/2025

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	21b Almurta Rd BENTLEIGH EAST 3165	\$1,422,000	05/07/2025
2	41a Dawn St HIGHETT 3190	\$1,520,000	29/03/2025
3	37a Brosnan Rd BENTLEIGH EAST 3165	\$1,490,000	19/02/2025

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:

29/07/2025 16:17

Sarah Gursansky

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Indicative Selling Price

\$1,390,000 - \$1,490,000

Median Unit Price

June quarter 2025: \$1,335,000



 4  3  3

Property Type: Townhouse

Comparable Properties



21b Almurta Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,422,000

Method: Auction Sale

Date: 05/07/2025

Property Type: Townhouse (Res)



41a Dawn St HIGHETT 3190 (REI/VG)

[Agent Comments](#)

 4  3  2

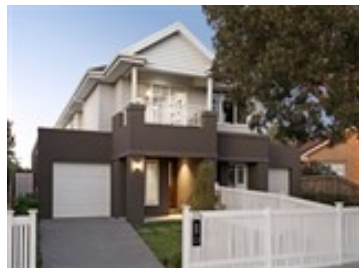
Price: \$1,520,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Townhouse (Res)

Land Size: 296 sqm approx



37a Brosnan Rd BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,490,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: Townhouse (Res)

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