

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

7 Leigh Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

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	138 Bignell Rd BENTLEIGH EAST 3165	\$1,220,000	13/09/2025
2	50 Bellevue Rd BENTLEIGH EAST 3165	\$1,300,000	08/08/2025
3	4 Brady Rd BENTLEIGH EAST 3165	\$1,300,000	10/07/2025

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:

03/11/2025 13:44

Jackson Jacotine

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2025: \$1,480,000



 4  1  4

Property Type: House

Comparable Properties



138 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,220,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 558 sqm approx



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

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