

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 Pollina Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$1,435,500

Property Type

House

Suburb

Bentleigh East

Period - From

18/08/2024

to

17/08/2025

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	64 Bendigo Av BENTLEIGH 3204	\$1,593,000	26/07/2025
2	1 Geel St BENTLEIGH 3204	\$1,575,000	21/06/2025
3	123 Tucker Rd BENTLEIGH 3204	\$1,615,000	27/05/2025

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:

18/08/2025 11:39

Trent Collie
9593 4500
0425 740 484
trentcollie@jellisrcraig.com.au



3 2 3

Property Type: House

Indicative Selling Price
\$1,595,000

Median House Price
18/08/2024 - 17/08/2025: \$1,435,500

Comparable Properties



64 Bendigo Av BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,593,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)



1 Geel St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,575,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 600 sqm approx



123 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

4 1 2

Price: \$1,615,000
Method: Private Sale
Date: 27/05/2025
Property Type: House
Land Size: 826 sqm approx

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