

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

739 South Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,040,000

&

\$1,120,000

Median sale price

Median price \$1,445,000

Property Type House

Suburb Bentleigh East

Period - From 29/08/2024

to

28/08/2025

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	520 South Rd MOORABBIN 3189	\$1,145,000	23/08/2025
2	559 South Rd BENTLEIGH 3204	\$1,115,000	26/07/2025
3	219 Wickham Rd MOORABBIN 3189	\$1,120,000	11/07/2025

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:

29/08/2025 07:34

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3 1 2

Rooms: 6
Property Type: House

Indicative Selling Price
\$1,040,000 - \$1,120,000

Median House Price
29/08/2024 - 28/08/2025: \$1,445,000

Comparable Properties

520 South Rd MOORABBIN 3189 (REI)

Agent Comments

3 - 1 - 2

Price: \$1,145,000
Method:
Date: 23/08/2025
Property Type: House



559 South Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 3

Price: \$1,115,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 610 sqm approx



219 Wickham Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$1,120,000
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 592 sqm approx

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