Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 79a Parkmore Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price	\$1,250,000	Pro	pperty Type Un	it		Suburb	Bentleigh East
Period - From	11/11/2024	to	10/11/2025	So	urce	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

		1 1100	Date of Sale
1	25B Lancaster St BENTLEIGH EAST 3165	\$1,700,000	29/10/2025
2	10b Thomasina St BENTLEIGH EAST 3165	\$1,600,000	28/10/2025
3	40a Thomasina St BENTLEIGH EAST 3165	\$1,660,000	25/06/2025

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:	11/11/2025 14:23



Date of sale

JellisCraig

Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median Unit Price 11/11/2024 - 10/11/2025: \$1,250,000





Comparable Properties



25B Lancaster St BENTLEIGH EAST 3165 (REI)

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Price: \$1,700,000 **Method:** Private Sale **Date:** 29/10/2025

Property Type: Townhouse (Single)

Agent Comments



10b Thomasina St BENTLEIGH EAST 3165 (REI)

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Agent Comments

Price: \$1,600,000 **Method:** Private Sale **Date:** 28/10/2025

Property Type: Townhouse (Res)



40a Thomasina St BENTLEIGH EAST 3165 (REI/VG)

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Price: \$1,660,000

Method: Sold Before Auction

Date: 25/06/2025

Property Type: Townhouse (Res)

Agent Comments

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





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