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	7a Manuka Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,505,000	Pro	perty Type T	ownhouse]	Suburb	Bentleigh East
Period - From	24/09/2024	to	23/09/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	13b Goodrich St BENTLEIGH EAST 3165	\$1,780,000	20/09/2025
2	3b Kennedy St BENTLEIGH EAST 3165	\$1,720,000	02/08/2025
3	28A Kinlock Av MURRUMBEENA 3163	\$1,653,888	24/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/09/2025 09:29



JellisCraig

Sarah Gursansky 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

Indicative Selling Price \$1,650,000 - \$1,750,000 **Median Townhouse Price** 24/09/2024 - 23/09/2025: \$1,505,000





Property Type: Townhouse **Agent Comments**

Comparable Properties

13b Goodrich St BENTLEIGH EAST 3165 (REI)

Agent Comments

Price: \$1,780,000

Method:

Date: 20/09/2025

Property Type: Townhouse (Single)



3b Kennedy St BENTLEIGH EAST 3165 (REI)

Price: \$1,720,000

Agent Comments

Method: Auction Sale Date: 02/08/2025

Property Type: Townhouse (Res)



28A Kinlock Av MURRUMBEENA 3163 (REI/VG)

Price: \$1,653,888 Method: Auction Sale Date: 24/05/2025

Property Type: Townhouse (Single)

Agent Comments

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





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