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

89a Bignell Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,250,000		&		\$1,350,000			
Median sale price								
Median price	\$1,450,000	Pro	operty Type	Том	/nhouse		Suburb	Bentleigh East
Period - From	29/04/2024	to	28/04/2025	5	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	12a Blamey St BENTLEIGH EAST 3165	\$1,370,000	05/04/2025
2	10b Blamey St BENTLEIGH EAST 3165	\$1,327,000	04/12/2024
3			

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:

29/04/2025 17:07





Sarah Gursansky





Property Type: Townhouse

9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au Indicative Selling Price

\$1,250,000 - \$1,350,000 Median Townhouse Price 29/04/2024 - 28/04/2025: \$1,450,000

Comparable Properties

12a Blamey St BENTLEIGH EAST 3165 (REI) Price: \$1,370,000 Method: Auction Sale Date: 05/04/2025 Property Type: Townhouse (Res)	Agent Comments
10b Blamey St BENTLEIGH EAST 3165 (REI/VG) Image: A Image: Bentleight East 3165 (REI/VG) <	Agent Comments

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.

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



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