

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 8A Liverpool Street, Bentleigh East Vic 3165
Including suburb and postcode

Indicative selling price

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

Range between \$1,550,000 & \$1,600,000

Median sale price

Median price \$1,416,000 Property Type Unit Suburb Bentleigh East
Period - From 01/07/2025 to 30/09/2025 Source REIV

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	7a Hull St BENTLEIGH EAST 3165	\$1,580,000	25/10/2025
2	25b Bristol St BENTLEIGH EAST 3165	\$1,630,000	14/10/2025
3	334a Chesterville Rd BENTLEIGH EAST 3165	\$1,640,000	02/10/2025

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:

23/12/2025 10:35



Property Type: Townhouse

Kosta Mesaritis
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Indicative Selling Price
\$1,550,000 - \$1,600,000
Median Unit Price
September quarter 2025: \$1,416,000

Comparable Properties



7a Hull St BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,580,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)
Land Size: 295 sqm approx

Agent Comments



25b Bristol St BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,630,000
Method: Auction Sale
Date: 14/10/2025
Property Type: Townhouse (Single)

Agent Comments



334a Chesterville Rd BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,640,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: Townhouse (Res)

Agent Comments

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