Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| | 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 | Pro | perty Type Un | it | | Suburb | Bentleigh East |
|---------------|-------------|-----|---------------|----|------|--------|----------------|
| Period - From | 01/07/2025 | to | 30/09/2025 | So | urce | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-------------|--------------|
| 1 | 7a Hull St BENTLEIGH EAST 3165 | \$1,580,000 | 25/10/2025 |
| 2 | 16a Stratford Av BENTLEIGH EAST 3165 | \$1,650,000 | 14/06/2025 |
| 3 | 1b Kalimna St BENTLEIGH EAST 3165 | \$1,600,000 | 13/06/2025 |

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: | 12/11/2025 11:33 |
|--|------------------|



JellisCraig

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

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)

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Price: \$1,580,000
Method: Auction Sale
Date: 25/10/2025

Property Type: Townhouse (Res) **Land Size:** 295 sqm approx

Agent Comments

16a Stratford Av BENTLEIGH EAST 3165 (REI/VG)

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Agent Comments

Price: \$1,650,000 **Method:** Auction Sale **Date:** 14/06/2025

Property Type: Townhouse (Res) Land Size: 319 sqm approx

1b Kalimna St BENTLEIGH EAST 3165 (REI/VG)

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Price: \$1,600,000 **Method:** Auction Sale **Date:** 13/06/2025

Property Type: Townhouse (Single)

Agent Comments



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



