

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

8B Seathorpe Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,880,000

Median sale price

Median price

\$1,520,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

01/12/2024

to

30/11/2025

Source

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	Price	Date of sale
1	18b Lahona Av BENTLEIGH EAST 3165	\$1,715,000	01/11/2025
2	13a Beddoe Av BENTLEIGH EAST 3165	\$1,845,000	11/10/2025
3	18b Malane St BENTLEIGH EAST 3165	\$1,830,000	10/09/2025

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:

01/12/2025 14:53

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Indicative Selling Price
\$1,880,000

Median Townhouse Price
01/12/2024 - 30/11/2025: \$1,520,000



4 3 2

Property Type: Townhouse

Comparable Properties



18b Lahona Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,715,000
Method: Sold Before Auction
Date: 01/11/2025
Property Type: Townhouse (Res)



13a Beddoe Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 4 2

Price: \$1,845,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)
Land Size: 268 sqm approx



18b Malane St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,830,000
Method: Private Sale
Date: 10/09/2025
Property Type: Townhouse (Single)

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