

# 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

7 Pollina Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,520,000

Property Type House

Suburb Bentleigh East

Period - From 01/04/2025

to

30/06/2025

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 | 37 Warwick St BENTLEIGH EAST 3165 | \$1,490,000 | 05/07/2025   |
| 2 | 19 Lesden St BENTLEIGH EAST 3165  | \$1,605,000 | 28/06/2025   |
| 3 | 35 Jasper Rd BENTLEIGH 3204       | \$1,624,980 | 11/02/2025   |

**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:

22/07/2025 11:03



3 2 3

Property Type: House

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

June quarter 2025: \$1,520,000

## Comparable Properties



37 Warwick St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 3

**Price:** \$1,490,000

**Method:** Private Sale

**Date:** 05/07/2025

**Property Type:** House

**Land Size:** 587 sqm approx



19 Lesden St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 5

**Price:** \$1,605,000

**Method:** Sold Before Auction

**Date:** 28/06/2025

**Property Type:** House (Res)



35 Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,624,980

**Method:** Private Sale

**Date:** 11/02/2025

**Property Type:** House

**Land Size:** 736 sqm approx

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