

# 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

2/2 Kershaw Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between

\$1,250,000

&

\$1,300,000

### Median sale price

Median price

\$1,255,750

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2024

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 | 32 Haigh St BENTLEIGH EAST 3165          | \$1,200,000 | 28/02/2025   |
| 2 | 395a Chesterville Rd BENTLEIGH EAST 3165 | \$1,350,000 | 22/02/2025   |
| 3 | 2/55 Victor Rd BENTLEIGH EAST 3165       | \$1,256,500 | 22/02/2025   |

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:

11/08/2025 09:54

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**Indicative Selling Price**

\$1,250,000 - \$1,300,000

**Median Unit Price**

Year ending June 2025: \$1,255,750



3 2 2

**Property Type:** Townhouse

## Comparable Properties



**32 Haigh St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 28/02/2025

**Property Type:** Townhouse (Res)

**Land Size:** 211 sqm approx



**395a Chesterville Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** Townhouse (Res)



**2/55 Victor Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,256,500

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** Townhouse (Res)

**Land Size:** 386 sqm approx

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