

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

Single price

\$1,250,000

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	1/36 Bonny St BENTLEIGH EAST 3165	\$1,210,000	13/05/2025
2	32 Haigh St BENTLEIGH EAST 3165	\$1,200,000	28/02/2025
3	395a Chesterville Rd BENTLEIGH EAST 3165	\$1,350,000	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:

29/07/2025 10:49

Jayden Irving

9593 4500

0405 522 149

JaydenIrving@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000

Median Unit Price

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



3 2 2

Property Type: Townhouse

Comparable Properties



1/36 Bonny St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,210,000

Method: Auction Sale

Date: 13/05/2025

Property Type: Townhouse (Single)



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)

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