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	3 Clapperton Street, Bentleigh Vic 3204
Including suburb and	-
postcode	
•	

Indicative selling price

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

Range between	\$3,000,000	&	\$3,200,000
-			

Median sale price

Median price	\$1,775,000	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/01/2025	to	31/03/2025		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

Address of comparable property		Price	Date of sale
1	15 Strathmore St BENTLEIGH 3204	\$3,028,888	09/04/2025
2	2 Creswick Gr MCKINNON 3204	\$3,160,000	15/02/2025
3	4 Holmhurst Ct BRIGHTON EAST 3187	\$3,260,000	13/02/2025

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:	26/05/2025 15:22









Rooms: 3

Property Type: House

Indicative Selling Price \$3,000,000 - \$3,200,000 **Median House Price** March quarter 2025: \$1,775,000

Comparable Properties



15 Strathmore St BENTLEIGH 3204 (REI)

Price: \$3,028,888

Method: Sold Before Auction

Date: 09/04/2025

Property Type: House (Res)

Agent Comments



2 Creswick Gr MCKINNON 3204 (REI/VG)





Agent Comments

Price: \$3,160,000 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res) Land Size: 568 sqm approx





4 Holmhurst Ct BRIGHTON EAST 3187 (REI/VG)

Price: \$3,260,000 Method: Private Sale Date: 13/02/2025 Property Type: House Land Size: 624 sqm approx **Agent Comments**



Account - Jellis Craig | P: 03 9194 1200





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