

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

3 Clapperton Street, Bentleigh Vic 3204

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

Property 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	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 comparable properties 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



 4  2  3

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)

[Agent Comments](#)

 5  4  2

Price: \$3,028,888

Method: Sold Before Auction

Date: 09/04/2025

Property Type: House (Res)



2 Creswick Gr MCKINNON 3204 (REI/VG)

[Agent Comments](#)

 5  3  2

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)

[Agent Comments](#)

 4  3  4

Price: \$3,260,000

Method: Private Sale

Date: 13/02/2025

Property Type: House

Land Size: 624 sqm approx

Account - Jellis Craig | P: 03 9194 1200