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	7a Pell Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,430,000 & $1,530,000

Median sale price

Median price $1,460,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2025 to 30/06/2026 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	25a Barrington St BENTLEIGH EAST 3165	$1,425,000	19/09/2026
2	134b Mackie Rd BENTLEIGH EAST 3165	$1,480,000	19/09/2026
3	39b Warwick St BENTLEIGH EAST 3165	$1,510,000	04/09/2026

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: 28/09/2026 11:25

7a Pell Street, Bentleigh East Vic 3165

JellisCraig

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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,430,000 - $1,530,000
Median House Price
Year ending June 2026: $1,460,000

Comparable Properties



25a Barrington St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,425,000
Method: Auction Sale
Date: 19/09/2026
Property Type: Townhouse (Res)
Land Size: 349 sqm approx

Agent Comments



134b Mackie Rd BENTLEIGH EAST 3165 (REI)

4 4 2

Price: $1,480,000
Method: Auction Sale
Date: 19/09/2026
Property Type: Townhouse (Res)

Agent Comments



39b Warwick St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,510,000
Method: Auction Sale
Date: 04/09/2026
Property Type: Townhouse (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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