

# 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

28A Kennedy Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,320,000

Property Type

Unit

Suburb

Bentleigh East

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	76B Castlewood St BENTLEIGH EAST 3165	\$1,725,000	05/05/2025
2	35b Northam Rd BENTLEIGH EAST 3165	\$1,760,000	22/04/2025
3	24b Stratford Av BENTLEIGH EAST 3165	\$1,802,000	01/03/2025

**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:

23/06/2025 12:41



 4  3  2

**Property Type:** Townhouse

## Comparable Properties



**76B Castlewood St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,725,000

**Method:** Private Sale

**Date:** 05/05/2025

**Property Type:** Townhouse (Single)



**35b Northam Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,760,000

**Method:** Private Sale

**Date:** 22/04/2025

**Property Type:** Townhouse (Single)



**24b Stratford Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,802,000

**Method:** Private Sale

**Date:** 01/03/2025

**Property Type:** Townhouse (Single)

**Land Size:** 313 sqm approx

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