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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,320,000	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress 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:

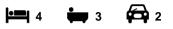
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Kosta Mesaritis



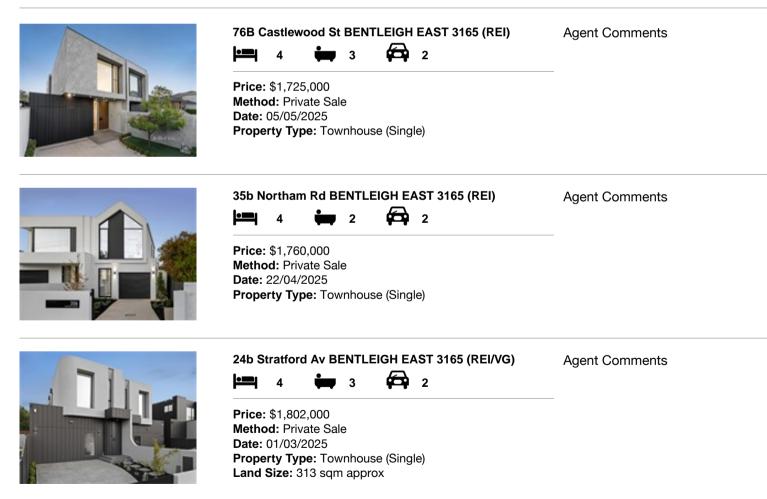


Property Type: Townhouse

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> Indicative Selling Price \$1,700,000 - \$1,800,000 Median Unit Price March quarter 2025: \$1,320,000

Comparable Properties



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