Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Clements Street, Bentleigh East Vic 3165
С

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,450,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/04/2024	to	31/03/2025	9	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

Add	dress of comparable property	Price	Date of sale
1	715 North Rd CARNEGIE 3163	\$1,416,000	05/04/2025
2	28 Stratford Av BENTLEIGH EAST 3165	\$1,532,500	05/04/2025
3	36 Deakin St BENTLEIGH EAST 3165	\$1,546,000	03/04/2025

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:	12/05/2025 16:14









Property Type: Agent Comments

David Ferro 0437 104 272

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** Year ending March 2025: \$1,450,000

Comparable Properties



715 North Rd CARNEGIE 3163 (REI)

Price: \$1,416,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 618 sqm approx

Agent Comments



28 Stratford Av BENTLEIGH EAST 3165 (REI)

Price: \$1,532,500 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 662 sqm approx

Agent Comments



36 Deakin St BENTLEIGH EAST 3165 (REI)

Method: Sold Before Auction

Date: 03/04/2025

Price: \$1,546,000

Property Type: House (Res) Land Size: 646 sqm approx **Agent Comments**

Account - Jellis Craig | P: 98305966





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