

# 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

9 Clements 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

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2024

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	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 comparable properties 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

**David Ferro**  
**0437 104 272**



3 2 2

**Property Type:**  
**Agent Comments**

**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)**

**Agent Comments**

3 1 3

**Price:** \$1,416,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 618 sqm approx



**28 Stratford Av BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,532,500  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 662 sqm approx



**36 Deakin St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,546,000  
**Method:** Sold Before Auction  
**Date:** 03/04/2025  
**Property Type:** House (Res)  
**Land Size:** 646 sqm approx

**Account - Jellis Craig | P: 98305966**