

# 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

4/27 Elizabeth 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 \$1,200,000

&

\$1,250,000

### Median sale price

Median price \$1,485,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 08/07/2024

to 07/07/2025

Source Property Data

### 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 | 1/36 Bonny St BENTLEIGH EAST 3165    | \$1,210,000 | 13/05/2025   |
| 2 | 20/27 Dromana Av BENTLEIGH EAST 3165 | \$1,200,800 | 15/04/2025   |
| 3 | 32A Marrbridge Rd MOORABBIN 3189     | \$1,250,000 | 29/03/2025   |

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:

08/07/2025 09:20

4/27 Elizabeth Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Anthony Fordham  
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anthonyfordham@jellisrcraig.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,250,000

**Median Townhouse Price**

08/07/2024 - 07/07/2025: \$1,485,000



3 2 2

**Rooms:** 5

**Property Type:** Townhouse

## Comparable Properties



**1/36 Bonny St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 2

**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 13/05/2025

**Property Type:** Townhouse (Single)



**20/27 Dromana Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,200,800

**Method:** Private Sale

**Date:** 15/04/2025

**Property Type:** Townhouse (Single)



**32A Marrbridge Rd MOORABBIN 3189 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** Townhouse (Res)

**Land Size:** 294 sqm approx

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



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