

# 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

37a Adrian 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

\$1,487,500

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

05/08/2024

to

04/08/2025

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	3b Norville St BENTLEIGH EAST 3165	\$1,410,000	12/07/2025
2	21b Almurta Rd BENTLEIGH EAST 3165	\$1,422,000	05/07/2025
3	22b Greendale Rd BENTLEIGH EAST 3165	\$1,440,000	26/05/2025

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:

05/08/2025 10:09

Trent Collie  
9593 4500  
0425 740 484  
trentcollie@jellisrcraig.com.au



4 3 2

Property Type: Townhouse

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median Townhouse Price**  
05/08/2024 - 04/08/2025: \$1,487,500

## Comparable Properties



3b Norville St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 12/07/2025  
**Property Type:** Townhouse (Res)



21b Almurta Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

**Price:** \$1,422,000  
**Method:** Auction Sale  
**Date:** 05/07/2025  
**Property Type:** Townhouse (Res)



22b Greendale Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

**Price:** \$1,440,000  
**Method:** Private Sale  
**Date:** 26/05/2025  
**Property Type:** Townhouse (Single)

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