

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

39a Chesterville Drive, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$850,000 & \$870,000

Median sale price

Median price \$1,436,000 Property Type House Suburb Bentleigh East

Period - From 23/07/2024 to 22/07/2025 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	2/38 Tambet St BENTLEIGH EAST 3165	\$877,000	26/05/2025
2	23 Connie St BENTLEIGH EAST 3165	\$905,000	29/03/2025
3	2/7 Elizabeth St BENTLEIGH EAST 3165	\$850,000	20/02/2025

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:

23/07/2025 16:56



 2  1  2

Property Type: Semi Detached
Land Size: 309sqm sqm approx
 Agent Comments

Indicative Selling Price

\$850,000 - \$870,000

Median House Price

23/07/2024 - 22/07/2025: \$1,436,000

Comparable Properties



2/38 Tambet St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  2

Price: \$877,000
Method: Sold Before Auction
Date: 26/05/2025
Property Type: Townhouse (Res)



23 Connie St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$905,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House
Land Size: 323 sqm approx

2/7 Elizabeth St BENTLEIGH EAST 3165 (VG)

Agent Comments

 2  -  -

Price: \$850,000
Method: Sale
Date: 20/02/2025
Property Type: House (Res)
Land Size: 232 sqm approx

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