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	13 Mulsanne Lane, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,515,000 Property Type Townhouse Suburb Bentleigh East

Period - From 27/10/2024 to 26/10/2025 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	47b Kangaroo Rd MURRUMBEENA 3163	$1,140,000	11/10/2025
2	1004 North Rd BENTLEIGH EAST 3165	$1,100,000	06/09/2025
3	5a Mackie Rd BENTLEIGH EAST 3165	$1,060,000	31/05/2025

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: 27/10/2025 15:29

13 Mulsanne Lane, Bentleigh East Vic 3165

JellisCraig

Nick Renna
9593 4500
0411 551 190
nickrenna@jelliscraig.com.au



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
27/10/2024 - 26/10/2025: $1,515,000

Comparable Properties



47b Kangaroo Rd MURRUMBEENA 3163 (REI)

3 2 2

Price: $1,140,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments



1004 North Rd BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,100,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)

Agent Comments



5a Mackie Rd BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,060,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)

Agent Comments

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