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	72 Mawby Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,475,000 Property Type House Suburb Bentleigh East

Period - From 13/01/2025 to 12/01/2026 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	11 Delhi St BENTLEIGH 3204	$1,400,000	03/12/2025
2	34 Wards Gr BENTLEIGH EAST 3165	$1,350,000	29/11/2025
3	56 Gladesville Dr BENTLEIGH EAST 3165	$1,220,000	17/11/2025

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: 13/01/2026 17:08

72 Mawby Road, Bentleigh East Vic 3165

JellisCraig

Trent Collie
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3 1 1

Property Type: House

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
13/01/2025 - 12/01/2026: $1,475,000

Comparable Properties



11 Delhi St BENTLEIGH 3204 (REI)

3 1 4

Price: $1,400,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments



34 Wards Gr BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,350,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments



56 Gladesville Dr BENTLEIGH EAST 3165 (REI/VG)

3 1 6

Price: $1,220,000
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 533 sqm approx

Agent Comments

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