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	2a Fraser Street, 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 $1,525,000 Property Type Townhouse Suburb Bentleigh East

Period - From 27/01/2025 to 26/01/2026 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	35a Paschal St BENTLEIGH 3204	$1,350,000	19/12/2025
2	25 Julis St BENTLEIGH EAST 3165	$1,200,000	04/12/2025
3	1/16 Celia St BENTLEIGH EAST 3165	$1,300,000	16/10/2025

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: 27/01/2026 12:48

2a Fraser Street, Bentleigh East Vic 3165

Gavin van Rooyen
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3 2 1

Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
27/01/2025 - 26/01/2026: $1,525,000

Comparable Properties



35a Paschal St BENTLEIGH 3204 (REI)

3 2 2

Price: $1,350,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Single)
Land Size: 315 sqm approx

Agent Comments



25 Julis St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: Townhouse (Single)
Land Size: 285 sqm approx

Agent Comments



1/16 Celia St BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,300,000
Method: Private Sale
Date: 16/10/2025
Property Type: Townhouse (Res)
Land Size: 263 sqm approx

Agent Comments

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