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	9a Claronga Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,585,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	16b Leigh St BENTLEIGH EAST 3165	$1,567,000	08/12/2025
2	89a Wingate St BENTLEIGH EAST 3165	$1,500,000	27/10/2025
3	42b Goodrich St BENTLEIGH EAST 3165	$1,525,000	27/10/2025

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: 28/01/2026 11:50

9a Claronga Street, Bentleigh East Vic 3165

JellisCraig

Myron Ching
9573 6100
0431 262 955
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Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
December quarter 2025: $1,585,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



16b Leigh St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,567,000
Method: Private Sale
Date: 08/12/2025
Property Type: Townhouse (Res)

Agent Comments



89a Wingate St BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $1,500,000
Method: Private Sale
Date: 27/10/2025
Property Type: Townhouse (Single)
Land Size: 372 sqm approx

Agent Comments



42b Goodrich St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,525,000
Method: Auction Sale
Date: 27/10/2025
Property Type: Townhouse (Res)
Land Size: 299 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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