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	18b Poet Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,700,000 & $1,800,000

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	57a Parkmore Rd BENTLEIGH EAST 3165	$1,850,000	23/10/2025
2	38b Moylan St BENTLEIGH EAST 3165	$1,850,000	22/10/2025
3	8B Latham St BENTLEIGH EAST 3165	$1,751,500	11/09/2025

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: 29/01/2026 09:33

18b Poet Road, Bentleigh East Vic 3165

JellisCraig

Robert de Freitas
0421 430 350
RobertdeFreitas@jelliscraig.com.au



4 3 3

Property Type: Townhouse
Land Size: 375 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
December quarter 2025: $1,585,000

Comparable Properties



57a Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,850,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

Agent Comments



38b Moylan St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,850,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: Townhouse (Res)
Land Size: 365 sqm approx

Agent Comments



8B Latham St BENTLEIGH EAST 3165 (REI/VG)

4 3 4

Price: $1,751,500
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Townhouse (Res)
Land Size: 332 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE

propertydata .com.au

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