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	66a Beddoe Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,525,000 Property Type Townhouse Suburb Bentleigh East

Period - From 18/02/2025 to 17/02/2026 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	8a Liverpool St BENTLEIGH EAST 3165	$1,650,000	30/01/2026
2	21A Almurta Rd BENTLEIGH EAST 3165	$1,475,000	28/01/2026
3	25a Edinburgh St BENTLEIGH EAST 3165	$1,500,000	21/01/2026

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: 18/02/2026 17:04

66a Beddoe Avenue, Bentleigh East Vic 3165

JellisCraig

Trent Collie
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0425 740 484
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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,450,000 - $1,550,000
Median Townhouse Price
18/02/2025 - 17/02/2026: $1,525,000

Comparable Properties



8a Liverpool St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,650,000
Method: Sold Before Auction
Date: 30/01/2026
Property Type: Townhouse (Res)

Agent Comments



21A Almurta Rd BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,475,000
Method: Sold Before Auction
Date: 28/01/2026
Property Type: Townhouse (Res)

Agent Comments



25a Edinburgh St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 21/01/2026
Property Type: Townhouse (Single)

Agent Comments

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