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	8 Campbell Street, Bentleigh Vic 3204

Indicative selling price

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

Single price $2,650,000

Median sale price

Median price $1,820,000 Property Type House Suburb Bentleigh

Period - From 01/01/2026 to 31/03/2026 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	17 Cairnes Gr BENTLEIGH 3204	$2,580,000	09/02/2026
2	27 Jean St MCKINNON 3204	$2,680,000	06/12/2025
3	36 Lubrano St BRIGHTON EAST 3187	$2,675,000	03/12/2025

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: 29/04/2026 09:27

8 Campbell Street, Bentleigh Vic 3204

JellisCraig

Nick Renna
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Indicative Selling Price
$2,650,000
Median House Price
March quarter 2026: $1,820,000



4 2 3

Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Comparable Properties



17 Cairnes Gr BENTLEIGH 3204 (VG)

4 - -

Price: $2,580,000
Method: Sale
Date: 09/02/2026
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments



27 Jean St MCKINNON 3204 (REI/VG)

5 2 5

Price: $2,680,000
Method: Private Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 566 sqm approx

Agent Comments



36 Lubrano St BRIGHTON EAST 3187 (REI/VG)

4 3 2

Price: $2,675,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 667 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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