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 Anstee Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,526,000 Property Type Townhouse Suburb Bentleigh

Period - From 09/03/2025 to 08/03/2026 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	1/7 Uonga Rd BENTLEIGH 3204	$1,085,686	08/12/2025
2	1/1 Small Rd BENTLEIGH 3204	$1,076,000	18/10/2025
3	2/9 Filbert St BENTLEIGH EAST 3165	$1,075,000	11/10/2025

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: 09/03/2026 15:05

2a Anstee Grove, Bentleigh Vic 3204

JellisCraig

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2 1 1

Property Type: House

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
09/03/2025 - 08/03/2026: $1,526,000

Comparable Properties



1/7 Uonga Rd BENTLEIGH 3204 (REI/VG)

2 2 3

Price: $1,085,686
Method: Private Sale
Date: 08/12/2025
Property Type: Unit
Land Size: 337 sqm approx

Agent Comments



1/1 Small Rd BENTLEIGH 3204 (REI/VG)

2 1 2

Price: $1,076,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Villa

Agent Comments



2/9 Filbert St BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $1,075,000
Method: Private Sale
Date: 11/10/2025
Property Type: Unit

Agent Comments

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