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	22a Mcarthur Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,500,000 & $1,550,000

Median sale price

Median price $1,435,000 Property Type Townhouse Suburb Bentleigh

Period - From 15/04/2025 to 14/04/2026 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	19b Clay St MOORABBIN 3189	$1,559,000	06/04/2026
2	2b Lindsay St BENTLEIGH 3204	$1,575,000	31/03/2026
3	46A Marquis Rd BENTLEIGH 3204	$1,595,000	06/12/2025

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: 15/04/2026 11:34

22a Mcarthur Street, Bentleigh Vic 3204

JellisCraig



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,500,000 - $1,550,000
Median Townhouse Price
15/04/2025 - 14/04/2026: $1,435,000

Comparable Properties



19b Clay St MOORABBIN 3189 (REI)

4 3 2

Price: $1,559,000
Method: Private Sale
Date: 06/04/2026
Property Type: Townhouse (Single)
Land Size: 301 sqm approx

Agent Comments



2b Lindsay St BENTLEIGH 3204 (REI)

3 2 3

Price: $1,575,000
Method: Auction Sale
Date: 31/03/2026
Property Type: Townhouse (Res)
Land Size: 317 sqm approx

Agent Comments



46A Marquis Rd BENTLEIGH 3204 (REI/VG)

4 3 2

Price: $1,595,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

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