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	2/9 Chauvel Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $975,000 & $1,050,000

Median sale price

Median price $1,342,500 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2025 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	78a Brooks St BENTLEIGH EAST 3165	$1,090,000	25/03/2026
2	22b Tambet St BENTLEIGH EAST 3165	$950,000	07/02/2026
3	184b Bignell Rd BENTLEIGH EAST 3165	$1,050,000	08/11/2025

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: 09/04/2026 15:42

2/9 Chauvel Street, Bentleigh East Vic 3165

JellisCraig



3 2 2

Property Type: Townhouse

Indicative Selling Price
$975,000 - $1,050,000
Median Unit Price
Year ending March 2026: $1,342,500

Comparable Properties



78a Brooks St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,090,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: Townhouse (Res)

Agent Comments



22b Tambet St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $950,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Unit

Agent Comments



184b Bignell Rd BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,050,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE

propertydata.com.au

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