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	34b Warwick Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,750,000

Median sale price

Median price $1,500,444 Property Type Townhouse Suburb Bentleigh East

Period - From 04/05/2025 to 03/05/2026 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	1c Longview Av BENTLEIGH EAST 3165	$1,730,000	27/04/2026
2	11b Waratah St BENTLEIGH EAST 3165	$1,725,000	10/02/2026
3	8a Liverpool St BENTLEIGH EAST 3165	$1,650,000	30/01/2026

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: 04/05/2026 19:32

34b Warwick Street, Bentleigh East Vic 3165

JellisCraig

Jayden Irving
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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,750,000
Median Townhouse Price
04/05/2025 - 03/05/2026: $1,500,444

Comparable Properties



1c Longview Av BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,730,000
Method: Private Sale
Date: 27/04/2026
Property Type: Townhouse (Single)
Land Size: 330 sqm approx

Agent Comments



11b Waratah St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,725,000
Method: Private Sale
Date: 10/02/2026
Property Type: Townhouse (Single)

Agent Comments



8a Liverpool St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

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

Agent Comments

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