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	32A Celia Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,500,000 Property Type Townhouse Suburb Bentleigh East

Period - From 15/05/2025 to 14/05/2026 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	2/43 Wards Gr BENTLEIGH EAST 3165	$1,170,000	12/05/2026
2	2/6 Harper Av BENTLEIGH EAST 3165	$1,180,000	20/04/2026
3	38a Denver St BENTLEIGH EAST 3165	$1,250,000	21/02/2026

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: 15/05/2026 11:49

32A Celia Street, Bentleigh East Vic 3165

JellisCraig

Jayden Irving
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3 2 3

Property Type: Townhouse

Indicative Selling Price
$1,200,000 - $1,300,000
Median Townhouse Price
15/05/2025 - 14/05/2026: $1,500,000

Comparable Properties



2/43 Wards Gr BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,170,000
Method: Private Sale
Date: 12/05/2026
Property Type: Townhouse (Single)

Agent Comments



2/6 Harper Av BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,180,000
Method: Private Sale
Date: 20/04/2026
Property Type: Villa

Agent Comments



38a Denver St BENTLEIGH EAST 3165 (REI/VG)

3 2 4

Price: $1,250,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Agent Comments

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