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	34 Gardeners Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,520,000 Property Type House 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	15 Paloma St BENTLEIGH EAST 3165	$1,320,000	26/05/2026
2	4 Northam Rd BENTLEIGH EAST 3165	$1,325,000	22/05/2026
3	26 Elizabeth St BENTLEIGH EAST 3165	$1,425,000	05/05/2026

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: 28/05/2026 15:03

34 Gardeners Road, Bentleigh East Vic 3165

JellisCraig

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3 2 4

Property Type: House

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending March 2026: $1,520,000

Comparable Properties



15 Paloma St BENTLEIGH EAST 3165 (REI)

3 1 1

Price: $1,320,000
Method: Private Sale
Date: 26/05/2026
Property Type: House
Land Size: 667 sqm approx

Agent Comments



4 Northam Rd BENTLEIGH EAST 3165 (REI)

3 1 1

Price: $1,325,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House

Agent Comments



26 Elizabeth St BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,425,000
Method: Private Sale
Date: 05/05/2026
Property Type: House

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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