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	17 Kennedy Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,520,000 Property Type House Suburb Bentleigh East

Period - From 07/05/2025 to 06/05/2026 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	1 Hallow St BENTLEIGH EAST 3165	$1,425,000	25/04/2026
2	29 Stratford Av BENTLEIGH EAST 3165	$1,435,000	18/04/2026
3	26 Stratford Av BENTLEIGH EAST 3165	$1,418,000	31/03/2026

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: 07/05/2026 09:30

17 Kennedy Street, Bentleigh East Vic 3165

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3 1 2

Rooms: 5
Property Type: House

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
07/05/2025 - 06/05/2026: $1,520,000

Comparable Properties



1 Hallow St BENTLEIGH EAST 3165 (REI)

4 1 2

Price: $1,425,000
Method: Private Sale
Date: 25/04/2026
Property Type: House
Land Size: 658 sqm approx

Agent Comments



29 Stratford Av BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,435,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)

Agent Comments



26 Stratford Av BENTLEIGH EAST 3165 (REI)

4 1 2

Price: $1,418,000
Method: Sold Before Auction
Date: 31/03/2026
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments

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