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	17A Boronia Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,500,000 Property Type Townhouse 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	17b Boronia St BENTLEIGH EAST 3165	$1,550,000	11/04/2026
2	21b Matthews Rd BENTLEIGH EAST 3165	$1,488,888	04/04/2026
3	86b Beddoe Av BENTLEIGH EAST 3165	$1,500,888	10/12/2025

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: 07/05/2026 16:14

17A Boronia Street, Bentleigh East Vic 3165

JellisCraig

Kosta Mesaritis
9593 4500
0412 117 529
kostamesaritis@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median Townhouse Price
07/05/2025 - 06/05/2026: $1,500,000

Comparable Properties



17b Boronia St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,550,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Single)

Agent Comments



21b Matthews Rd BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,488,888
Method: Sold Before Auction
Date: 04/04/2026
Property Type: Townhouse (Res)

Agent Comments



86b Beddoe Av BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,500,888
Method: Sold Before Auction
Date: 10/12/2025
Property Type: Townhouse (Single)

Agent Comments

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