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	1/22 Francesco Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,380,000 & $1,430,000

Median sale price

Median price $1,480,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2026 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	24A Hill St BENTLEIGH EAST 3165	$1,427,000	02/06/2026
2	13b Brosnan Rd BENTLEIGH EAST 3165	$1,350,000	22/05/2026
3	2b Milford St BENTLEIGH EAST 3165	$1,550,000	20/05/2026

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: 02/07/2026 10:28

1/22 Francesco Street, Bentleigh East Vic 3165

JellisCraig

Jack Liu
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4 3 3

Property Type: House

Indicative Selling Price
$1,380,000 - $1,430,000
Median House Price
March quarter 2026: $1,480,000

Comparable Properties



24A Hill St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,427,000
Method: Private Sale
Date: 02/06/2026
Property Type: Townhouse (Single)
Land Size: 319 sqm approx

Agent Comments



13b Brosnan Rd BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,350,000
Method: Private Sale
Date: 22/05/2026
Property Type: Townhouse (Res)

Agent Comments



2b Milford St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,550,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: Townhouse (Res)
Land Size: 350 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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