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<br>Including suburb and postcode | 15a Pollina Street, Bentleigh East Vic 3165 |

## Indicative selling price

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

Single price $1,375,000

## Median sale price

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

Period - From 16/06/2025 to 15/06/2026 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 | 1a Rayern Ct BENTLEIGH EAST 3165 | $1,350,000 | 09/05/2026 |
| 2 | 71a Stockdale Av BENTLEIGH EAST 3165 | $1,380,000 | 11/04/2026 |
| 3 | 64 Bignell Rd BENTLEIGH EAST 3165 | $1,260,000 | 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: 16/06/2026 09:43

# 15a Pollina Street, Bentleigh East Vic 3165

JellisCraig

Gavin van Rooyen
9593 4500
0429 129 229
gavinvanrooyen@jelliscraig.com.au




4 3 2

**Property Type:** Townhouse

**Indicative Selling Price**
$1,375,000
**Median Townhouse Price**
16/06/2025 - 15/06/2026: $1,500,000

## Comparable Properties



### 1a Rayern Ct BENTLEIGH EAST 3165 (REI)

4 2 2

**Price:** $1,350,000
**Method:** Sold Before Auction
**Date:** 09/05/2026
**Property Type:** Townhouse (Res)

Agent Comments




### 71a Stockdale Av BENTLEIGH EAST 3165 (REI)

3 2 2

**Price:** $1,380,000
**Method:** Auction Sale
**Date:** 11/04/2026
**Property Type:** Townhouse (Res)

Agent Comments



### 64 Bignell Rd BENTLEIGH EAST 3165 (REI/VG)

4 3 4

**Price:** $1,260,000
**Method:** Auction Sale
**Date:** 21/02/2026
**Property Type:** Townhouse (Res)
**Land Size:** 360 sqm approx

Agent Comments



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