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	53b Kennedy Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,399,000 & $1,450,000

Median sale price

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

Period - From 02/07/2025 to 01/07/2026 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	12b Kashmira St BENTLEIGH EAST 3165	$1,365,000	13/06/2026
2	24A Hill St BENTLEIGH EAST 3165	$1,427,000	02/06/2026
3	71a Stockdale Av BENTLEIGH EAST 3165	$1,380,000	11/04/2026

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 11:46

53b Kennedy Street, Bentleigh East Vic 3165

JellisCraig

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4 3 3

Property Type: Townhouse

Indicative Selling Price
$1,399,000 - $1,450,000
Median Townhouse Price
02/07/2025 - 01/07/2026: $1,500,000

Comparable Properties



12b Kashmira St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,365,000
Method: Sold Before Auction
Date: 13/06/2026
Property Type: Townhouse (Res)
Land Size: 280 sqm approx

Agent Comments



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



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

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