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	85b Fromer Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,580,000 & $1,650,000

Median sale price

Median price $1,785,000 Property Type House Suburb Bentleigh

Period - From 01/04/2026 to 30/06/2026 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	1/14 Campbell St BENTLEIGH 3204	$1,670,000	07/07/2026
2	53a Fromer St BENTLEIGH 3204	$1,635,000	30/05/2026
3	23b Hobart St BENTLEIGH 3204	$1,710,000	04/04/2026

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: 23/07/2026 12:13

85b Fromer Street, Bentleigh Vic 3204

JellisCraig

Kon Galitos
9593 4500
0414 902 680
kongalitos@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,580,000 - $1,650,000
Median House Price
June quarter 2026: $1,785,000

Comparable Properties



1/14 Campbell St BENTLEIGH 3204 (REI)

4 2 2

Price: $1,670,000
Method: Private Sale
Date: 07/07/2026
Property Type: Townhouse (Single)
Land Size: 284 sqm approx

Agent Comments



53a Fromer St BENTLEIGH 3204 (REI)

4 3 2

Price: $1,635,000
Method: Private Sale
Date: 30/05/2026
Property Type: Townhouse (Res)

Agent Comments



23b Hobart St BENTLEIGH 3204 (REI/VG)

4 2 2

Price: $1,710,000
Method: Sold Before Auction
Date: 04/04/2026
Property Type: Townhouse (Res)

Agent Comments

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