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	24b St James Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,000,000 & $1,050,000

Median sale price

Median price $860,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2025 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	20a Malane St BENTLEIGH EAST 3165	$1,023,000	16/05/2026
2	22 Ellen St BENTLEIGH EAST 3165	$1,011,000	18/04/2026
3	2/37 Hopkins St MCKINNON 3204	$1,040,000	09/04/2026

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: 05/06/2026 10:06

24b St James Avenue, Bentleigh Vic 3204

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



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,000,000 - $1,050,000
Median Unit Price
Year ending March 2026: $860,000

Comparable Properties



20a Malane St BENTLEIGH EAST 3165 (REI)

3 1 1

Price: $1,023,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Unit

Agent Comments



22 Ellen St BENTLEIGH EAST 3165 (REI)

2 1 2

Price: $1,011,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)

Agent Comments



2/37 Hopkins St MCKINNON 3204 (REI)

2 2 2

Price: $1,040,000
Method: Private Sale
Date: 09/04/2026
Property Type: Unit
Land Size: 300 sqm approx

Agent Comments

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