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	12b Kashmira Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,190,000 & $1,290,000

Median sale price

Median price $1,510,000 Property Type Townhouse Suburb Bentleigh East

Period - From 02/06/2025 to 01/06/2026 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	113b Victor Rd BENTLEIGH EAST 3165	$1,340,000	31/03/2026
2	7b Sassella St BENTLEIGH EAST 3165	$1,330,000	13/03/2026
3	25b Patricia St BENTLEIGH EAST 3165	$1,350,000	03/03/2026

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: 02/06/2026 11:43

12b Kashmira Street, Bentleigh East Vic 3165

JellisCraig

Jayden Irving
9593 4500
0405 522 149
JaydenIrving@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,190,000 - $1,290,000
Median Townhouse Price
02/06/2025 - 01/06/2026: $1,510,000

Comparable Properties



113b Victor Rd BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,340,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Single)
Land Size: 321 sqm approx

Agent Comments



7b Sassella St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,330,000
Method: Private Sale
Date: 13/03/2026
Property Type: Townhouse (Single)

Agent Comments



25b Patricia St BENTLEIGH EAST 3165 (REI/VG)

3 2 3

Price: $1,350,000
Method: Sold Before Auction
Date: 03/03/2026
Property Type: Townhouse (Single)

Agent Comments

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