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	32 London Street, Bentleigh Vic 3204

Indicative selling price

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

Single price $1,490,000

Median sale price

Median price $1,750,000 Property Type House Suburb Bentleigh

Period - From 30/06/2025 to 29/06/2026 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	62 Elizabeth St BENTLEIGH EAST 3165	$1,500,000	25/06/2026
2	19 Catherine Rd BENTLEIGH EAST 3165	$1,470,000	19/06/2026
3	6 McKittrick Rd BENTLEIGH 3204	$1,550,000	01/05/2026

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: 30/06/2026 10:09

32 London Street, Bentleigh Vic 3204

JellisCraig

Trent Collie
9593 4500
0425 740 484
trentcollie@jelliscraig.com.au



2 1 2

Property Type: House

Indicative Selling Price
$1,490,000
Median House Price
30/06/2025 - 29/06/2026: $1,750,000

Comparable Properties



62 Elizabeth St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,500,000
Method: Sold Before Auction
Date: 25/06/2026
Property Type: House (Res)
Land Size: 702 sqm approx

Agent Comments



19 Catherine Rd BENTLEIGH EAST 3165 (REI)

3 1 4

Price: $1,470,000
Method: Sold Before Auction
Date: 19/06/2026
Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments



6 McKittrick Rd BENTLEIGH 3204 (REI)

3 1 2

Price: $1,550,000
Method: Private Sale
Date: 01/05/2026
Property Type: House (Res)
Land Size: 691 sqm approx

Agent Comments

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