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	35 York Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,470,000 Property Type House Suburb Bentleigh East

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	337b Chesterville Rd BENTLEIGH EAST 3165	$1,600,000	20/06/2026
2	17b Julis St BENTLEIGH EAST 3165	$1,530,000	24/05/2026
3	2b Milford St BENTLEIGH EAST 3165	$1,550,000	20/05/2026

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 12:44

35 York Street, Bentleigh East Vic 3165

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4 3 3

Property Type: House

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
30/06/2025 - 29/06/2026: $1,470,000

Comparable Properties



337b Chesterville Rd BENTLEIGH EAST 3165 (REI)

4 4 2

Price: $1,600,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Townhouse (Res)

Agent Comments



17b Julis St BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,530,000
Method: Private Sale
Date: 24/05/2026
Property Type: Townhouse (Res)

Agent Comments



2b Milford St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,550,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: Townhouse (Res)
Land Size: 350 sqm approx

Agent Comments

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