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	1/3 Barrani Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,280,000

Median sale price

Median price $1,480,000 Property Type Townhouse Suburb Bentleigh East

Period - From 22/08/2025 to 21/08/2026 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	1/14 Osborne Av BENTLEIGH 3204	$1,240,000	22/06/2026
2	116a Marlborough St BENTLEIGH EAST 3165	$1,270,000	06/05/2026
3	2/9 Chauvel St BENTLEIGH EAST 3165	$1,232,000	22/04/2026

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: 22/08/2026 14:38

1/3 Barrani Street, Bentleigh East Vic 3165

JellisCraig

Sarah Gursansky
9593 4500
0467 533 309
sarahgursansky@jelliscraig.com.au



3 2 1

Property Type: Townhouse

Indicative Selling Price
$1,280,000
Median Townhouse Price
22/08/2025 - 21/08/2026: $1,480,000

Comparable Properties



1/14 Osborne Av BENTLEIGH 3204 (REI/VG)

3 1 2

Price: $1,240,000
Method: Sold Before Auction
Date: 22/06/2026
Property Type: Unit
Land Size: 363 sqm approx

Agent Comments



116a Marlborough St BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,270,000
Method: Private Sale
Date: 06/05/2026
Property Type: Townhouse (Single)
Land Size: 280 sqm approx

Agent Comments



2/9 Chauvel St BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,232,000
Method: Auction Sale
Date: 22/04/2026
Property Type: Townhouse (Res)
Land Size: 309 sqm approx

Agent Comments

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