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	9a Box Court, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,595,000

Median sale price

Median price $1,460,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2025 to 30/06/2026 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	26b Wingate St BENTLEIGH EAST 3165	$1,582,500	09/09/2026
2	20b Almurta Rd BENTLEIGH EAST 3165	$1,580,000	27/07/2026
3	9b Box Ct BENTLEIGH EAST 3165	$1,600,000	13/06/2026

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: 09/09/2026 17:32

9a Box Court, Bentleigh East Vic 3165

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



3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,595,000
Median House Price
Year ending June 2026: $1,460,000

Comparable Properties

26b Wingate St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,582,500
Method:
Date: 09/09/2026
Property Type: Townhouse (Single)

Agent Comments

20b Almurta Rd BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,580,000
Method:
Date: 27/07/2026
Property Type: Townhouse (Single)

Agent Comments



9b Box Ct BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,600,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Townhouse (Res)

Agent Comments

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