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 Sassella Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,350,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2026 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	20 Hodgson Gr BENTLEIGH EAST 3165	$1,230,000	18/07/2026
2	20 Chesterville Dr BENTLEIGH EAST 3165	$1,250,000	02/07/2026
3	30 Marlborough St BENTLEIGH EAST 3165	$1,310,000	21/06/2026

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: 17/08/2026 15:24

1 Sassella Street, Bentleigh East Vic 3165

JellisCraig

Angus McPherson
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4 2 3

Property Type: House

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2026: $1,350,000

Comparable Properties



20 Hodgson Gr BENTLEIGH EAST 3165 (REI)

3 1 5

Price: $1,230,000
Method: Private Sale
Date: 18/07/2026
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments



20 Chesterville Dr BENTLEIGH EAST 3165 (REI)

4 1 3

Price: $1,250,000
Method: Private Sale
Date: 02/07/2026
Property Type: House
Land Size: 612 sqm approx

Agent Comments



30 Marlborough St BENTLEIGH EAST 3165 (REI)

3 1 1

Price: $1,310,000
Method: Auction Sale
Date: 21/06/2026
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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