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	25a Barrington Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,350,000 & $1,425,000

Median sale price

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

Period - From 25/08/2025 to 24/08/2026 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	430b Chesterville Rd BENTLEIGH EAST 3165	$1,360,000	25/07/2026
2	71a Stockdale Av BENTLEIGH EAST 3165	$1,380,000	11/04/2026
3	1/15 Latham St BENTLEIGH EAST 3165	$1,443,800	19/03/2026

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: 25/08/2026 11:51

25a Barrington Street, Bentleigh East Vic 3165

JellisCraig

Jack Liu
9593 4500
0420 222 639
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3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,350,000 - $1,425,000
Median Townhouse Price
25/08/2025 - 24/08/2026: $1,480,000

Comparable Properties



430b Chesterville Rd BENTLEIGH EAST 3165 (REI)

3 3 2

Price: $1,360,000
Method: Auction Sale
Date: 25/07/2026
Property Type: Townhouse (Res)

Agent Comments



71a Stockdale Av BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,380,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Res)
Land Size: 232 sqm approx

Agent Comments



1/15 Latham St BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,443,800
Method: Auction Sale
Date: 19/03/2026
Property Type: Townhouse (Res)

Agent Comments

REIV THE DIFFERENCE

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