Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 20/11/2026

Property offered for sale

Address
Including suburb and postcode: 65 Latham Street, Bentleigh East Vic 3165

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	4	4	390	710

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $2,595,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,400,000 Property type: House Suburb: Bentleigh East

Period: from 20/11/2025 to 19/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	10 Crosbie Rd MURRUMBEENA 3163		
Sale price	$2,600,500	Date of sale	10/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	6	5	2	N/A	N/A

Comparable property 2

Address	24 Sumersett Av OAKLEIGH SOUTH 3167		
Sale price	$2,730,000	Date of sale	29/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	3	4	N/A	N/A

Comparable property 3

Address	55 Edinburgh St BENTLEIGH EAST 3165		
Sale price	$2,690,000	Date of sale	13/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	5	4	N/A	591

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=3441398c723a16883b916c9f89a1b11c

65 Latham Street, Bentleigh East Vic 3165

Kosta Mesaritis
9593 4500
0412 117 529
kostamesaritis@jelliscraig.com.au



4 4 4

Property Type: House

Indicative Selling Price
$2,595,000
Median House Price
20/11/2025 - 19/11/2026: $1,400,000

Comparable Properties



10 Crosbie Rd MURRUMBEENA 3163 (REI)

6 5 2

Price: $2,600,500
Method: Auction Sale
Date: 10/10/2026
Property Type: House (Res)

Agent Comments



24 Sumersett Av OAKLEIGH SOUTH 3167 (REI)

4 3 4

Price: $2,730,000
Method: Auction Sale
Date: 29/08/2026
Property Type: House (Res)

Agent Comments



55 Edinburgh St BENTLEIGH EAST 3165 (REI)

5 5 4

Price: $2,690,000
Method: Private Sale
Date: 13/08/2026
Property Type: House
Land Size: 591 sqm approx

Agent Comments

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