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	3a Adam Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,950,000 & $2,145,000

Median sale price

Median price $1,464,000 Property Type Townhouse Suburb Bentleigh

Period - From 24/04/2024 to 23/04/2025 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	3b Adam St BENTLEIGH 3204	$2,280,000	22/03/2025
2	12b Smith St HAMPTON 3188	$2,200,000	16/02/2025
3	24b Scotts St BENTLEIGH 3204	$2,100,000	20/01/2025

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: 24/04/2025 09:21

3a Adam Street, Bentleigh Vic 3204

Jellis Craig

Trent Collie
9593 4500
0425 740 484
trentcollie@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,950,000 - $2,145,000
Median Townhouse Price
24/04/2024 - 23/04/2025: $1,464,000

Comparable Properties



3b Adam St BENTLEIGH 3204 (REI)

4 3 2

Price: $2,280,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)

Agent Comments



12b Smith St HAMPTON 3188 (REI)

4 3 3

Price: $2,200,000
Method: Private Sale
Date: 16/02/2025
Property Type: Townhouse (Single)
Land Size: 319 sqm approx

Agent Comments



24b Scotts St BENTLEIGH 3204 (REI/VG)

4 4 3

Price: $2,100,000
Method: Sold Before Auction
Date: 20/01/2025
Property Type: Townhouse (Single)
Land Size: 376 sqm approx

Agent Comments

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