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	26a Denver Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,520,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2025 to 30/06/2025 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	4a Leonie Av BENTLEIGH EAST 3165	$1,660,000	11/07/2025
2	1b Kalimna St BENTLEIGH EAST 3165	$1,600,000	13/06/2025
3	29a Bradford St BENTLEIGH EAST 3165	$1,681,000	03/05/2025

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: 22/07/2025 12:20

26a Denver Street, Bentleigh East Vic 3165

JellisCraig

Robert de Freitas
0421 430 350
RobertdeFreitas@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
June quarter 2025: $1,520,000

Comparable Properties



4a Leonie Av BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,660,000
Method: Sold Before Auction
Date: 11/07/2025
Property Type: Townhouse (Single)

Agent Comments



1b Kalimna St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,600,000
Method: Auction Sale
Date: 13/06/2025
Property Type: Townhouse (Single)

Agent Comments



29a Bradford St BENTLEIGH EAST 3165 (REI)

4 3 1

Price: $1,681,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE

propertydata .com.au

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