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	18b Edinburgh 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 & $1,550,000

Median sale price

Median price $1,320,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2025 to 31/03/2025 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	13a Vera St BENTLEIGH EAST 3165	$1,582,500	05/04/2025
2	40b Paloma St BENTLEIGH EAST 3165	$1,611,000	15/03/2025
3	8a Tudor St BENTLEIGH EAST 3165	$1,550,000	25/02/2025

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: 04/06/2025 14:50

18b Edinburgh Street, Bentleigh East Vic 3165

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



4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,500,000 - $1,550,000
Median Unit Price
March quarter 2025: $1,320,000

Comparable Properties



13a Vera St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,582,500
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

Agent Comments



40b Paloma St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,611,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Agent Comments



8a Tudor St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,550,000
Method: Private Sale
Date: 25/02/2025
Property Type: Townhouse (Single)
Land Size: 352 sqm approx

Agent Comments

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