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	21 Barrani Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,400,000 Property Type House 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	16 Wards Gr BENTLEIGH EAST 3165	$2,120,000	31/05/2025
2	14 Watt St BENTLEIGH EAST 3165	$2,200,000	22/05/2025
3	35 Valkstone St BENTLEIGH EAST 3165	$2,060,000	14/04/2025

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: 24/06/2025 11:55

21 Barrani Street, Bentleigh East Vic 3165

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4 2 4

Property Type: House
Land Size: 771 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
March quarter 2025: $1,400,000

Comparable Properties



16 Wards Gr BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $2,120,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)

Agent Comments

14 Watt St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $2,200,000
Method: Private Sale
Date: 22/05/2025
Property Type: House (Res)

Agent Comments



35 Valkstone St BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $2,060,000
Method: Private Sale
Date: 14/04/2025
Property Type: House (Res)

Agent Comments

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