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	19 Lesden Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,490,000 & $1,550,000

Median sale price

Median price $1,445,000 Property Type House Suburb Bentleigh East

Period - From 10/06/2024 to 09/06/2025 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	30 Surrey St BENTLEIGH EAST 3165	$1,480,000	13/04/2025
2	23 Brosnan Rd BENTLEIGH EAST 3165	$1,600,000	29/03/2025
3	22 Highview Rd BENTLEIGH EAST 3165	$1,500,000	22/02/2025

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: 10/06/2025 10:53

19 Lesden Street, Bentleigh East Vic 3165

Sarah Gursansky
9593 4500
0467 533 309
sarahgursansky@jelliscraig.com.au



4 2 5

Property Type: House

Indicative Selling Price
$1,490,000 - $1,550,000
Median House Price
10/06/2024 - 09/06/2025: $1,445,000

Comparable Properties



30 Surrey St BENTLEIGH EAST 3165 (REI/VG)

3 1 2

Price: $1,480,000
Method: Private Sale
Date: 13/04/2025
Property Type: House
Land Size: 592 sqm approx

Agent Comments



23 Brosnan Rd BENTLEIGH EAST 3165 (REI/VG)

3 1 2

Price: $1,600,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments



22 Highview Rd BENTLEIGH EAST 3165 (REI/VG)

4 2 3

Price: $1,500,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 617 sqm approx

Agent Comments

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