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	40 Northam Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,300,000 & $1,350,000

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	2 Omeo Ct BENTLEIGH EAST 3165	$1,300,000	21/06/2025
2	33 Northam Rd BENTLEIGH EAST 3165	$1,415,000	05/04/2025
3	111 Brady Rd BENTLEIGH EAST 3165	$1,350,000	31/03/2025

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: 30/07/2025 16:59

40 Northam Road, Bentleigh East Vic 3165

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



3 1 1

Property Type: House

Indicative Selling Price
$1,300,000 - $1,350,000
Median House Price
June quarter 2025: $1,520,000

Comparable Properties



2 Omeo Ct BENTLEIGH EAST 3165 (REI)

3 1 3

Price: $1,300,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



33 Northam Rd BENTLEIGH EAST 3165 (REI/VG)

3 1 3

Price: $1,415,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments



111 Brady Rd BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,350,000
Method: Sold Before Auction
Date: 31/03/2025
Property Type: House
Land Size: 643 sqm approx

Agent Comments

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