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	2/2 Kershaw Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,349,000

Median sale price

Median price $1,255,750 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2024 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	12 Langslow St BENTLEIGH EAST 3165	$1,400,000	28/07/2025
2	1a Fraser St BENTLEIGH EAST 3165	$1,400,000	10/04/2025
3	2a Trinity Ct BENTLEIGH EAST 3165	$1,350,000	26/03/2025

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: 23/08/2025 17:52

2/2 Kershaw Street, Bentleigh East Vic 3165

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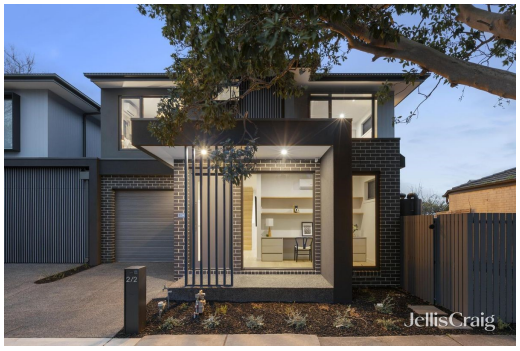

3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,349,000
Median Unit Price
Year ending June 2025: $1,255,750

Comparable Properties



12 Langslow St BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,400,000
Method: Private Sale
Date: 28/07/2025
Property Type: House
Land Size: 235 sqm approx

Agent Comments



1a Fraser St BENTLEIGH EAST 3165 (REI/VG)

3 2 1

Price: $1,400,000
Method: Private Sale
Date: 10/04/2025
Property Type: Townhouse (Res)

Agent Comments

2a Trinity Ct BENTLEIGH EAST 3165 (VG)

3 - -

Price: $1,350,000
Method: Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 397 sqm approx

Agent Comments

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