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	37a Adrian Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,565,000

Median sale price

Median price $1,500,000 Property Type Townhouse Suburb Bentleigh East

Period - From 29/08/2024 to 28/08/2025 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	7A Abbin Av BENTLEIGH EAST 3165	$1,628,888	28/08/2025
2	12a Bonny St BENTLEIGH EAST 3165	$1,585,000	18/08/2025
3	9a Purtell St BENTLEIGH EAST 3165	$1,550,000	14/08/2025

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: 29/08/2025 11:30

37a Adrian Street, Bentleigh East Vic 3165

JellisCraig

Sarah Gursansky
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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,565,000
Median Townhouse Price
29/08/2024 - 28/08/2025: $1,500,000

Comparable Properties



7A Abbin Av BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,628,888
Method: Sold Before Auction
Date: 28/08/2025
Property Type: Townhouse (Single)
Land Size: 359 sqm approx

Agent Comments



12a Bonny St BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,585,000
Method: Sold Before Auction
Date: 18/08/2025
Property Type: Townhouse (Single)

Agent Comments



9a Purtell St BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,550,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: Townhouse (Res)

Agent Comments

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