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	1/63 Victor Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,300,000

Median sale price

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

Period - From 31/08/2024 to 30/08/2025 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	21 Bossington St OAKLEIGH SOUTH 3167	$1,269,000	12/07/2025
2	28b Brooks St BENTLEIGH EAST 3165	$1,290,000	01/05/2025
3	5/181 East Boundary Rd BENTLEIGH EAST 3165	$1,300,000	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: 31/08/2025 17:13

1/63 Victor Road, Bentleigh East Vic 3165

JellisCraig

JJ Mei
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0432 295 508
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4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,300,000
Median Townhouse Price
31/08/2024 - 30/08/2025: $1,500,000

Comparable Properties



21 Bossington St OAKLEIGH SOUTH 3167 (REI)

4 2 2

Price: $1,269,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)
Land Size: 274 sqm approx

Agent Comments



28b Brooks St BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $1,290,000
Method: Private Sale
Date: 01/05/2025
Property Type: Townhouse (Single)
Land Size: 296 sqm approx

Agent Comments



5/181 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,300,000
Method: Private Sale
Date: 26/03/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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