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	8a Durban Street, Bentleigh Vic 3204

Indicative selling price

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

Single price $1,595,000

Median sale price

Median price $1,562,500 Property Type Townhouse Suburb Bentleigh

Period - From 07/10/2024 to 06/10/2025 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	9a Purtell St BENTLEIGH EAST 3165	$1,550,000	14/08/2025
3	12a Bonny St BENTLEIGH EAST 3165	$1,585,000	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: 07/10/2025 10:55

8a Durban Street, Bentleigh Vic 3204

JellisCraig

Trent Collie
9593 4500
0425 740 484
trentcollie@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,595,000
Median Townhouse Price
07/10/2024 - 06/10/2025: $1,562,500

Comparable Properties



7A Abbin Av BENTLEIGH EAST 3165 (REI/VG)

4 3 2

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

Agent Comments



9a Purtell St BENTLEIGH EAST 3165 (REI/VG)

4 2 2

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

Agent Comments



12a Bonny St BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $1,585,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: Townhouse (Res)
Land Size: 332 sqm approx

Agent Comments

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