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	7a Abbin Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,380,000 & $1,480,000

Median sale price

Median price $1,490,000 Property Type Townhouse Suburb Bentleigh East

Period - From 12/08/2024 to 11/08/2025 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	3b Norville St BENTLEIGH EAST 3165	$1,410,000	12/07/2025
2	21b Almurta Rd BENTLEIGH EAST 3165	$1,422,000	05/07/2025
3	1b Kalimna St BENTLEIGH EAST 3165	$1,600,000	13/06/2025

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: 12/08/2025 15:58

7a Abbin Avenue, Bentleigh East Vic 3165

JellisCraig

Jack Liu
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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,380,000 - $1,480,000
Median Townhouse Price
12/08/2024 - 11/08/2025: $1,490,000

Comparable Properties



3b Norville St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,410,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)

Agent Comments



21b Almurta Rd BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,422,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)

Agent Comments



1b Kalimna St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,600,000
Method: Auction Sale
Date: 13/06/2025
Property Type: Townhouse (Single)

Agent Comments

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