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<br>Including suburb and postcode | 12b Dromana Avenue, Bentleigh East Vic 3165 |

## Indicative selling price

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

Range between $1,400,000 & $1,500,000

## Median sale price

Median price $1,520,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2025 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 | 39b Valkstone St BENTLEIGH EAST 3165 | $1,550,000 | 02/07/2025 |
| 2 | 22b Greendale Rd BENTLEIGH EAST 3165 | $1,440,000 | 26/05/2025 |
| 3 | 28a Latham St BENTLEIGH EAST 3165 | $1,485,000 | 07/05/2025 |

**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: 18/08/2025 16:58

# 12b Dromana Avenue, Bentleigh East Vic 3165

JellisCraig

Kon Galitos
9593 4500
0414 902 680
kongalitos@jelliscraig.com.au



3 2 2

**Property Type:** Townhouse

**Indicative Selling Price**
$1,400,000 - $1,500,000
**Median House Price**
June quarter 2025: $1,520,000

## Comparable Properties




**39b Valkstone St BENTLEIGH EAST 3165 (REI)**

3 2 2

**Price:** $1,550,000
**Method:** Private Sale
**Date:** 02/07/2025
**Property Type:** Townhouse (Res)

Agent Comments



**22b Greendale Rd BENTLEIGH EAST 3165 (REI)**

3 2 2

**Price:** $1,440,000
**Method:** Private Sale
**Date:** 26/05/2025
**Property Type:** Townhouse (Single)

Agent Comments



**28a Latham St BENTLEIGH EAST 3165 (REI/VG)**

3 2 2

**Price:** $1,485,000
**Method:** Private Sale
**Date:** 07/05/2025
**Property Type:** Townhouse (Single)
**Land Size:** 288 sqm approx

Agent Comments



REIV THE DIFFERENCE

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