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	13/1d Tovan Akas Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between $685,000 & $750,000

Median sale price

Median price $1,051,200 Property Type Unit Suburb Bentleigh

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	14/1d Tovan Akas Av BENTLEIGH 3204	$850,000	20/09/2025
2	3/12-14 Adam St BENTLEIGH 3204	$725,000	13/09/2025
3	5/13 Kelly Av HAMPTON EAST 3188	$700,000	19/06/2025

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: 29/09/2025 15:18

13/1d Tovan Akas Avenue, Bentleigh Vic 3204

JellisCraig

Alex Grigoriadis
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2 1 1

Property Type: Unit

Indicative Selling Price
$685,000 - $750,000
Median Unit Price
June quarter 2025: $1,051,200

Comparable Properties



14/1d Tovan Akas Av BENTLEIGH 3204 (REI)

2 1 1

Price: $850,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit
Land Size: 162 sqm approx

Agent Comments



3/12-14 Adam St BENTLEIGH 3204 (REI)

2 1 3

Price: $725,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit

Agent Comments



5/13 Kelly Av HAMPTON EAST 3188 (REI/VG)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 19/06/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE

propertydata .com.au

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