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	2/13 Lilac Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $975,000 & $1,030,000

Median sale price

Median price $1,416,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2025 to 30/09/2025 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	3/23 Vickery St BENTLEIGH 3204	$965,000	23/09/2025
2	14 Cardiff St BENTLEIGH EAST 3165	$1,075,000	08/09/2025
3			

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: 08/10/2025 16:17

2/13 Lilac Street, Bentleigh East Vic 3165

Kosta Mesaritis
9593 4500
0412 117 529
kostamesaritis@jelliscraig.com.au



2 2 2

Property Type: Unit

Indicative Selling Price
$975,000 - $1,030,000
Median Unit Price
September quarter 2025: $1,416,000

Comparable Properties



3/23 Vickery St BENTLEIGH 3204 (REI)

2 1 2

Price: $965,000
Method: Private Sale
Date: 23/09/2025
Property Type: Unit
Land Size: 207 sqm approx

Agent Comments



14 Cardiff St BENTLEIGH EAST 3165 (REI)

2 2 2

Price: $1,075,000
Method: Auction Sale
Date: 08/09/2025
Property Type: House (Res)

Agent Comments

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.

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