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	1/42 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

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

Period - From 24/09/2024 to 23/09/2025 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	2/6 Jeffrey St BENTLEIGH 3204	$1,151,500	23/08/2025
2	3/55-57 Glen Orme Av ORMOND 3204	$1,000,000	02/08/2025
3	35 Porter Rd BENTLEIGH 3204	$1,032,000	11/06/2025

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: 24/09/2025 10:11

1/42 Bendigo Avenue, Bentleigh Vic 3204

JellisCraig

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2 2 1

Rooms: 4
Property Type: Townhouse

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
24/09/2024 - 23/09/2025: $1,562,500

Comparable Properties



2/6 Jeffrey St BENTLEIGH 3204 (REI)

2 1 1

Price: $1,151,500
Method: Auction Sale
Date: 23/08/2025
Property Type: Unit

Agent Comments



3/55-57 Glen Orme Av ORMOND 3204 (REI)

2 1 1

Price: $1,000,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Unit

Agent Comments



35 Porter Rd BENTLEIGH 3204 (REI)

2 1 2

Price: $1,032,000
Method: Sold Before Auction
Date: 11/06/2025
Property Type: House (Res)

Agent Comments

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