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	64B Purtell Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,480,000 Property Type House 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	13a Beddoe Av BENTLEIGH EAST 3165	$1,845,000	11/10/2025
2	9a Cecil St BENTLEIGH EAST 3165	$1,856,000	27/09/2025
3	3b Kennedy St BENTLEIGH EAST 3165	$1,720,000	02/08/2025

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: 16/10/2025 11:07

64B Purtell Street, Bentleigh East Vic 3165

Robert De Freitas
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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
September quarter 2025: $1,480,000

Comparable Properties



13a Beddoe Av BENTLEIGH EAST 3165 (REI)

4 4 2

Price: $1,845,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments

9a Cecil St BENTLEIGH EAST 3165 (REI)

4 4 3

Price: $1,856,000
Method: Auction Sale
Date: 27/09/2025
Property Type: Townhouse (Res)
Land Size: 385 sqm approx

Agent Comments



3b Kennedy St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,720,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)

Agent Comments

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