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	7a Phillip Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,500,000 & $1,600,000

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	10d Neville St BENTLEIGH EAST 3165	$1,515,000	12/09/2025
2	16b Keith St HAMPTON EAST 3188	$1,560,000	23/08/2025
3	10a Leckie St BENTLEIGH 3204	$1,630,000	30/07/2025

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: 02/10/2025 15:52

7a Phillip Street, Bentleigh Vic 3204

JellisCraig

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Indicative Selling Price
$1,500,000 - $1,600,000
Median Unit Price
June quarter 2025: $1,051,200



4 2 2

Property Type: Townhouse

Comparable Properties



10d Neville St BENTLEIGH EAST 3165 (REI)

4 2 4

Price: $1,515,000
Method: Sold Before Auction
Date: 12/09/2025
Property Type: Townhouse (Res)

Agent Comments



16b Keith St HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,560,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)

Agent Comments



10a Leckie St BENTLEIGH 3204 (REI)

4 2 2

Price: $1,630,000
Method: Sold Before Auction
Date: 30/07/2025
Property Type: Townhouse (Res)

Agent Comments

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