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	23 Normanby Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	28 Greendale Rd BENTLEIGH EAST 3165	$1,305,000	20/09/2025
2	8 Northam Rd BENTLEIGH EAST 3165	$1,410,000	29/08/2025
3	1 Elizabeth St BENTLEIGH EAST 3165	$1,450,000	06/08/2025

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: 28/10/2025 11:33

23 Normanby Road, Bentleigh East Vic 3165

JellisCraig

Kosta Mesaritis
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4 2 1

Property Type: House

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
September quarter 2025: $1,480,000

Comparable Properties



28 Greendale Rd BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,305,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 543 sqm approx

Agent Comments



8 Northam Rd BENTLEIGH EAST 3165 (REI)

3 2 3

Price: $1,410,000
Method: Private Sale
Date: 29/08/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments



1 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)

3 2 1

Price: $1,450,000
Method: Sold Before Auction
Date: 06/08/2025
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments

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