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	32b Celia Street, 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 $1,524,000 Property Type Townhouse Suburb Bentleigh East

Period - From 11/11/2024 to 10/11/2025 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	1/16 Celia St BENTLEIGH EAST 3165	$1,300,000	22/10/2025
2	26b Victor Rd BENTLEIGH EAST 3165	$1,411,000	11/10/2025
3	2/5 Small Rd BENTLEIGH 3204	$1,450,000	28/06/2025

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: 11/11/2025 11:12

32b Celia Street, Bentleigh East Vic 3165

JellisCraig

Jayden Irving
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3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,300,000 - $1,400,000
Median Townhouse Price
11/11/2024 - 10/11/2025: $1,524,000

Comparable Properties

1/16 Celia St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,300,000
Method:
Date: 22/10/2025
Property Type: Townhouse (Single)

Agent Comments



26b Victor Rd BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,411,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments



2/5 Small Rd BENTLEIGH 3204 (REI/VG)

3 2 4

Price: $1,450,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)
Land Size: 431 sqm approx

Agent Comments

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