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	27 Glover Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,521,500 Property Type Townhouse Suburb Bentleigh East

Period - From 26/11/2024 to 25/11/2025 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	1/63 Victor Rd BENTLEIGH EAST 3165	$1,255,000	12/09/2025
2	2/33 Cameron Av OAKLEIGH SOUTH 3167	$1,368,000	11/09/2025
3	2/8 Deborah Av BENTLEIGH EAST 3165	$1,330,000	16/08/2025

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: 26/11/2025 10:00

27 Glover Street, Bentleigh East Vic 3165

JellisCraig

Gavin van Rooyen
9593 4500
0429 129 229
gavinvanrooyen@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,200,000 - $1,300,000
Median Townhouse Price
26/11/2024 - 25/11/2025: $1,521,500

Comparable Properties



1/63 Victor Rd BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $1,255,000
Method: Private Sale
Date: 12/09/2025
Property Type: Townhouse (Res)

Agent Comments



2/33 Cameron Av OAKLEIGH SOUTH 3167 (REI)

4 2 2

Price: $1,368,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Townhouse (Res)

Agent Comments



2/8 Deborah Av BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,330,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments

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