

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 North Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000 & \$1,650,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Bentleigh

Period - From 19/02/2025 to 18/02/2026 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	16 Florence St BRIGHTON EAST 3187	\$1,630,000	12/02/2026
2	74 Robert St BENTLEIGH 3204	\$1,600,000	23/01/2026
3	73 Mortimore St BENTLEIGH 3204	\$1,700,000	02/11/2025

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: 19/02/2026 12:39

Trent Collie
9593 4500
0425 740 484
trentcollie@jellisrcraig.com.au



4 1 3

Property Type: House

Indicative Selling Price
\$1,600,000 - \$1,650,000
Median House Price
19/02/2025 - 18/02/2026: \$1,750,000

Comparable Properties



16 Florence St BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 2

Price: \$1,630,000
Method: Private Sale
Date: 12/02/2026
Property Type: House
Land Size: 604 sqm approx



74 Robert St BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$1,600,000
Method: Private Sale
Date: 23/01/2026
Property Type: House



73 Mortimore St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,700,000
Method: Private Sale
Date: 02/11/2025
Property Type: House
Land Size: 734 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604