

# 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 9 Hutchinson Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,450,000 & \$2,550,000

### Median sale price

Median price \$1,762,000 Property Type House Suburb Bentleigh

Period - From 01/10/2025 to 31/12/2025 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	43 Purtell St BENTLEIGH EAST 3165	\$2,480,000	18/11/2025
2	29 Wright St BENTLEIGH 3204	\$2,480,000	15/11/2025
3	69 Lahona Av BENTLEIGH EAST 3165	\$2,458,000	14/10/2025

**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.~~

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**Indicative Selling Price**

\$2,450,000 - \$2,550,000

**Median House Price**

December quarter 2025: \$1,762,000



4 3 5

**Property Type:** House

## Comparable Properties



**43 Purtell St BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

4 2 4

**Price:** \$2,480,000

**Method:** Sold Before Auction

**Date:** 18/11/2025

**Property Type:** House (Res)



**29 Wright St BENTLEIGH 3204 (REI/VG)**

[Agent Comments](#)

5 3 4

**Price:** \$2,480,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 750 sqm approx



**69 Lahona Av BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

5 2 2

**Price:** \$2,458,000

**Method:** Sold Before Auction

**Date:** 14/10/2025

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

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