

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

37a Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,527,500

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

24/02/2025

to

23/02/2026

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	18b Poet Rd BENTLEIGH EAST 3165	\$1,845,000	21/02/2026
2	57a Parkmore Rd BENTLEIGH EAST 3165	\$1,850,000	23/10/2025
3	38b Moylan St BENTLEIGH EAST 3165	\$1,850,000	22/10/2025

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.~~

This Statement of Information was prepared on:

24/02/2026 10:54

Jayden Irving
9593 4500
0405 522 149

JaydenIrving@jellisrcraig.com.au

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median Townhouse Price

24/02/2025 - 23/02/2026: \$1,527,500



4 3 2

Property Type: Townhouse

Comparable Properties



18b Poet Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

4 3 3

Price: \$1,845,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)

Land Size: 375 sqm approx



57a Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,850,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: Townhouse (Res)

Land Size: 301 sqm approx



38b Moylan St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,850,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: Townhouse (Res)

Land Size: 365 sqm approx

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