

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

2/6 Harper Avenue, Bentleigh East Vic 3165
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Indicative selling price

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

Range between

\$1,100,000

 &

\$1,200,000

Median sale price

Median price

\$1,285,000

 Property Type

Unit

 Suburb

Bentleigh East

Period - From

23/02/2025

 to

22/02/2026

 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	1/39 Paschal St BENTLEIGH 3204	\$1,180,000	06/12/2025
2	2/26 Jeffrey St BENTLEIGH 3204	\$1,130,000	29/11/2025
3	2/31 Brady Rd BENTLEIGH EAST 3165	\$1,187,000	22/11/2025

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.~~

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

23/02/2025 - 22/02/2026: \$1,285,000



 3  2  2

Property Type: Townhouse

Comparable Properties



1/39 Paschal St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,180,000

Method: Private Sale

Date: 06/12/2025

Property Type: Unit



2/26 Jeffrey St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,130,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit

Land Size: 377 sqm approx



2/31 Brady Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,187,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Unit

Land Size: 405 sqm approx

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