

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 321 Chesterville Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,585,000 Property Type House Suburb Bentleigh East

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	12 Kalimna St BENTLEIGH EAST 3165	\$1,431,500	03/12/2025
2	19 Greendale Rd BENTLEIGH EAST 3165	\$1,431,000	09/09/2025
3	8 Northam Rd BENTLEIGH EAST 3165	\$1,410,000	29/08/2025

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: 24/02/2026 13:43

321 Chesterville Road, Bentleigh East Vic 3165



 3  1  3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2025: \$1,585,000

Comparable Properties



12 Kalimna St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,431,500

Method: Sold Before Auction

Date: 03/12/2025

Property Type: House (Res)

Land Size: 654 sqm approx



19 Greendale Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,431,000

Method: Sold Before Auction

Date: 09/09/2025

Property Type: House (Res)

Land Size: 540 sqm approx



8 Northam Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,410,000

Method: Private Sale

Date: 29/08/2025

Property Type: House (Res)

Land Size: 613 sqm approx

Account - Buxton



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