

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

7 Deakin Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$2,125,000

Median sale price

Median price \$1,471,250

Property Type House

Suburb Bentleigh East

Period - From 13/12/2024

to 12/12/2025

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	17 Lydia St BENTLEIGH 3204	\$2,027,000	29/11/2025
2	26 Gladwyn Av BENTLEIGH EAST 3165	\$2,100,000	26/11/2025
3	9 Valkstone St BENTLEIGH EAST 3165	\$2,245,000	13/09/2025

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:

13/12/2025 11:55

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3 1 3

Property Type: House

Indicative Selling Price

\$2,125,000

Median House Price

13/12/2024 - 12/12/2025: \$1,471,250

Comparable Properties



17 Lydia St BENTLEIGH 3204 (REI)

Agent Comments

4 1 4

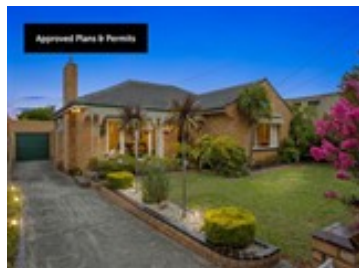
Price: \$2,027,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 679 sqm approx



26 Gladwyn Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 1

Price: \$2,100,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: House (Res)



9 Valkstone St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$2,245,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 689 sqm approx

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