

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

12B Chauvel Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	79a Parkmore Rd BENTLEIGH EAST 3165	\$1,600,000	19/12/2025
2	86b Beddoe Av BENTLEIGH EAST 3165	\$1,500,888	10/12/2025
3	42b Goodrich St BENTLEIGH EAST 3165	\$1,525,000	27/10/2025

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:

20/02/2026 09:15

Andrew Panagopoulos
9573 6100
0412 054 970

andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2025: \$1,585,000



4 2 4

Property Type: Townhouse

Comparable Properties



79a Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Private Sale

Date: 19/12/2025

Property Type: Townhouse (Single)



86b Beddoe Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,500,888

Method: Sold Before Auction

Date: 10/12/2025

Property Type: Townhouse (Single)



42b Goodrich St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,525,000

Method: Auction Sale

Date: 27/10/2025

Property Type: Townhouse (Res)

Land Size: 299 sqm approx

Account - Jellis Craig | P: 03 9593 4500