

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

23B Celia Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,850,000 & \$1,900,000

Median sale price

Median price \$1,525,000 Property Type Townhouse Suburb Bentleigh East

Period - From 17/02/2025 to 16/02/2026 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	53b Elizabeth St BENTLEIGH EAST 3165	\$2,002,000	22/11/2025
2	64b Purtell St BENTLEIGH EAST 3165	\$1,830,000	08/11/2025
3	13a Beddoe Av BENTLEIGH EAST 3165	\$1,845,000	11/10/2025

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: 17/02/2026 15:18

23B Celia Street, Bentleigh East Vic 3165



Property Type:
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,900,000
Median Townhouse Price
17/02/2025 - 16/02/2026: \$1,525,000

Comparable Properties



53b Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$2,002,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



64b Purtell St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,830,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)



13a Beddoe Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,845,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)
Land Size: 268 sqm approx

Account - Buxton



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