

# 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

28 Abbin Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,500,000

&

\$1,600,000

### 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	18 Schulz St BENTLEIGH EAST 3165	\$1,600,000	20/12/2025
2	27 Purtell St BENTLEIGH EAST 3165	\$1,580,000	06/12/2025
3	20 Almurta Rd BENTLEIGH EAST 3165	\$1,605,000	25/11/2025

**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.~~

This Statement of Information was prepared on:

04/02/2026 09:57

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**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

December quarter 2025: \$1,585,000



 3  1  4

**Property Type:** House

## Comparable Properties



**18 Schulz St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

 3  2  1

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 20/12/2025

**Property Type:** House

**Land Size:** 729 sqm approx



**27 Purtell St BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

 3  2  4

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 612 sqm approx



**20 Almurta Rd BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

 3  1  2

**Price:** \$1,605,000

**Method:** Private Sale

**Date:** 25/11/2025

**Property Type:** House (Res)

Account - Jellis Craig | P: 03 9593 4500