

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

7b Sassella Street, 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 \$1,525,000 Property Type Townhouse Suburb Bentleigh East

Period - From 19/02/2025 to 18/02/2026 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	21A Almurta Rd BENTLEIGH EAST 3165	\$1,475,000	28/01/2026
2	32b Celia St BENTLEIGH EAST 3165	\$1,420,000	06/12/2025
3	27 Glover St BENTLEIGH EAST 3165	\$1,362,000	04/12/2025

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: 19/02/2026 11:47



 4
  3
  2

Rooms: 3
Property Type: Townhouse

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median Townhouse Price
 19/02/2025 - 18/02/2026: \$1,525,000

Comparable Properties



21A Almurta Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4
  2
  2

Price: \$1,475,000
Method: Sold Before Auction
Date: 28/01/2026
Property Type: Townhouse (Res)



32b Celia St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3
  2
  3

Price: \$1,420,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)



27 Glover St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4
  3
  3

Price: \$1,362,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200