

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 7A Julis Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000 & \$1,550,000

Median sale price

Median price \$1,336,250 Property Type Unit 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	86b Beddoe Av BENTLEIGH EAST 3165	\$1,500,888	10/12/2025
2	42b Goodrich St BENTLEIGH EAST 3165	\$1,525,000	27/10/2025
3	7a Hull St BENTLEIGH EAST 3165	\$1,580,000	25/10/2025

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.~~

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Indicative Selling Price
\$1,500,000 - \$1,550,000

Median Unit Price

December quarter 2025: \$1,336,250



Property Type: Townhouse

Agent Comments

Comparable Properties



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

Agent Comments



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



Price: \$1,525,000

Method: Auction Sale

Date: 27/10/2025

Property Type: Townhouse (Res)

Land Size: 299 sqm approx



7a Hull St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,580,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

Land Size: 295 sqm approx

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



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