

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

15a Yaralla Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,525,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

03/03/2025

to

02/03/2026

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	7/181 East Boundary Rd BENTLEIGH EAST 3165	\$1,285,000	11/12/2025
2	25 Julis St BENTLEIGH EAST 3165	\$1,200,000	04/12/2025
3	13 Mulsanne La BENTLEIGH EAST 3165	\$1,200,000	08/11/2025

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:

03/03/2026 16:57

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4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Townhouse Price
03/03/2025 - 02/03/2026: \$1,525,000

Comparable Properties

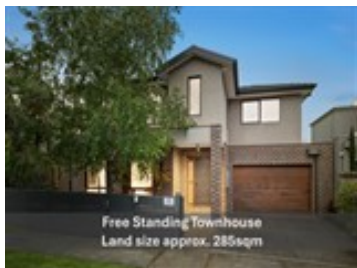


7/181 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,285,000
Method: Private Sale
Date: 11/12/2025
Property Type: Townhouse (Res)



25 Julis St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: Townhouse (Single)
Land Size: 285 sqm approx



13 Mulsanne La BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200