

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

3 Preston Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

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

Period - From 27/02/2025 to 26/02/2026 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	18b Poet Rd BENTLEIGH EAST 3165	\$1,845,000	21/02/2026
2	218 Tucker Rd MCKINNON 3204	\$1,640,000	13/12/2025
3	5 Walnut St ORMOND 3204	\$1,800,000	04/10/2025

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:

27/02/2026 13:06

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 4  3  3

Property Type: Townhouse

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median Townhouse Price
27/02/2025 - 26/02/2026: \$1,525,000

Comparable Properties



18b Poet Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  3

Price: \$1,845,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 375 sqm approx



218 Tucker Rd MCKINNON 3204 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,640,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Townhouse (Res)



5 Walnut St ORMOND 3204 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,800,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 348 sqm approx

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