

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

1/1 Cecil Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,280,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/04/2026

to

30/06/2026

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	1/23 Norville St BENTLEIGH EAST 3165	\$1,070,000	18/08/2026
2	1/14 Osborne Av BENTLEIGH 3204	\$1,240,000	22/06/2026
3	1/14 Milford St BENTLEIGH EAST 3165	\$1,160,000	14/03/2026

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:

31/08/2026 14:09

Kon Galitos
9593 4500
0414 902 680
kongalitos@jellisrcraig.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

June quarter 2026: \$1,280,000



3 1 2

Rooms: 5

Property Type: House (Res)

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



1/23 Norville St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,070,000

Method: Private Sale

Date: 18/08/2026

Property Type: House



1/14 Osborne Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,240,000

Method: Sold Before Auction

Date: 22/06/2026

Property Type: Unit

Land Size: 363 sqm approx



1/14 Milford St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 3

Price: \$1,160,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 304 sqm approx

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