

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

13 Atkinson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,640,000

&

\$1,680,000

Median sale price

Median price \$1,820,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2026

to

31/03/2026

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	2 Nowra St MOORABBIN 3189	\$1,710,000	21/03/2026
2	58 Thomas St BRIGHTON EAST 3187	\$1,705,000	23/02/2026
3			

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:

14/04/2026 15:27

Trent Collie
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Indicative Selling Price

\$1,640,000 - \$1,680,000

Median House Price

March quarter 2026: \$1,820,000



3 2 2

Property Type: House

Comparable Properties



2 Nowra St MOORABBIN 3189 (REI)

Agent Comments

4 2 4

Price: \$1,710,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)



58 Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

6 3 4

Price: \$1,705,000

Method: Private Sale

Date: 23/02/2026

Property Type: House (Res)

Land Size: 647 sqm approx

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.