

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

17 Hobart Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,785,000

Property Type House

Suburb Bentleigh

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	68 Mawby Rd BENTLEIGH EAST 3165	\$2,470,000	12/06/2026
2	9 Hutchinson St BENTLEIGH 3204	\$2,450,000	29/04/2026
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:

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17 Hobart Street, Bentleigh Vic 3204

JellisCraig

Sarah Gursansky

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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

June quarter 2026: \$1,785,000



 5  3  4

Property Type: House

Comparable Properties



68 Mawby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 5  3  2

Price: \$2,470,000

Method: Private Sale

Date: 12/06/2026

Property Type: House



9 Hutchinson St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  5

Price: \$2,450,000

Method: Private Sale

Date: 29/04/2026

Property Type: House (Res)

Land Size: 624 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.

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



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