

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 Mortimore Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,100,000

&

\$2,200,000

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	31 Marquis Rd BENTLEIGH 3204	\$2,300,000	11/04/2026
2	41 Mortimore St BENTLEIGH 3204	\$2,320,000	28/03/2026
3	23 Park Cr BENTLEIGH 3204	\$2,260,000	28/03/2026

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:

14/04/2026 10:01

17 Mortimore Street, Bentleigh Vic 3204

JellisCraig

Robert de Freitas

0421 430 350

RobertdeFreitas@jelliscraig.com.au



4 2 2

Property Type: House

Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

March quarter 2026: \$1,820,000

Comparable Properties



31 Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

5 3 2

Price: \$2,300,000

Method: Private Sale

Date: 11/04/2026

Property Type: House

Land Size: 775 sqm approx



41 Mortimore St BENTLEIGH 3204 (REI)

Agent Comments

5 3 4

Price: \$2,320,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 757 sqm approx



23 Park Cr BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$2,260,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 600 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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