

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

23 Leary Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$2,300,000

&

\$2,530,000

Median sale price

Median price

\$1,585,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2025

to

31/12/2025

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	43 Purtell St BENTLEIGH EAST 3165	\$2,480,000	18/11/2025
2	69 Lahona Av BENTLEIGH EAST 3165	\$2,458,000	14/10/2025
3	61 Latham St BENTLEIGH EAST 3165	\$2,410,000	06/09/2025

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:

28/02/2026 12:32

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Indicative Selling Price

\$2,300,000 - \$2,530,000

Median House Price

December quarter 2025: \$1,585,000



4 2 2

Property Type: House (Res)

Land Size: 527 sqm approx

Agent Comments

Comparable Properties



43 Purtell St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 4

Price: \$2,480,000

Method: Sold Before Auction

Date: 18/11/2025

Property Type: House (Res)

Land Size: 678 sqm approx



69 Lahona Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

5 2 2

Price: \$2,458,000

Method: Sold Before Auction

Date: 14/10/2025

Property Type: House (Res)

Land Size: 697 sqm approx



61 Latham St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

5 3 2

Price: \$2,410,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 709 sqm approx

Account - Jellis Craig | P: 03 9194 1200