

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

24b St James Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$734,000

Property Type Unit

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	20a Malane St BENTLEIGH EAST 3165	\$1,023,000	16/05/2026
2	2/37 Hopkins St MCKINNON 3204	\$1,040,000	09/04/2026
3	1/5 Adelaide St MCKINNON 3204	\$1,030,000	16/12/2025

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:

01/06/2026 11:46

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Indicative Selling Price

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

Median Unit Price

March quarter 2026: \$734,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



20a Malane St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,023,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Unit



2/37 Hopkins St MCKINNON 3204 (REI)

Agent Comments

2 2 2

Price: \$1,040,000

Method: Private Sale

Date: 09/04/2026

Property Type: Unit

Land Size: 300 sqm approx

1/5 Adelaide St MCKINNON 3204 (VG)

Agent Comments

4 - -

Price: \$1,030,000

Method: Sale

Date: 16/12/2025

Property Type: Flat/Unit/Apartment (Res)

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