

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

25 Celia Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000

&

\$1,380,000

Median sale price

Median price \$1,456,000

Property Type House

Suburb Bentleigh East

Period - From 01/07/2023

to 30/09/2023

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	17 Begg St BENTLEIGH EAST 3165	\$1,400,000	06/05/2023
2	390 Chesterville Rd BENTLEIGH EAST 3165	\$1,355,000	07/10/2023
3	144 East Boundary Rd BENTLEIGH EAST 3165	\$1,350,000	15/06/2023

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:

16/10/2023 11:28



4 2 4

Rooms: 8
Property Type: House
Land Size: 648 sqm approx

Indicative Selling Price
 \$1,300,000 - \$1,380,000
Median House Price
 September quarter 2023: \$1,456,000

Comparable Properties



17 Begg St BENTLEIGH EAST 3165 (REI/VG) [Agent Comments](#)

4 2 1

Price: \$1,400,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 604 sqm approx



390 Chesterville Rd BENTLEIGH EAST 3165 (REI) [Agent Comments](#)

4 2 1

Price: \$1,355,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 665 sqm approx



144 East Boundary Rd BENTLEIGH EAST 3165 (VG) [Agent Comments](#)

4 - -

Price: \$1,350,000
Method: Sale
Date: 15/06/2023
Property Type: House (Res)
Land Size: 580 sqm approx

Account - Jellis Craig | P: 03 9194 1200