

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

32A Celia Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000

&

\$1,420,000

Median sale price

Median price \$1,520,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 10/04/2025

to

09/04/2026

Source Property Data

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	2A Fraser St BENTLEIGH EAST 3165	\$1,400,000	21/02/2026
2	32b Celia St BENTLEIGH EAST 3165	\$1,420,000	06/12/2025
3	1/16 Celia St BENTLEIGH EAST 3165	\$1,300,000	16/10/2025

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:

10/04/2026 14:31

Jayden Irving

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Indicative Selling Price

\$1,350,000 - \$1,420,000

Median Townhouse Price

10/04/2025 - 09/04/2026: \$1,520,000



3 2 3

Property Type: Townhouse

Comparable Properties



2A Fraser St BENTLEIGH EAST 3165 (REI)

3 2 2

Agent Comments

Price: \$1,400,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)

Land Size: 243 sqm approx



32b Celia St BENTLEIGH EAST 3165 (REI/VG)

3 2 3

Agent Comments

Price: \$1,420,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)



1/16 Celia St BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Agent Comments

Price: \$1,300,000

Method: Private Sale

Date: 16/10/2025

Property Type: Townhouse (Res)

Land Size: 263 sqm approx

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