

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

39B Warwick Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,485,444

Property Type Townhouse

Suburb Bentleigh East

Period - From 11/08/2025

to

10/08/2026

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	41a Brett St MURRUMBEENA 3163	\$1,630,000	28/06/2026
2	66a Beddoe Av BENTLEIGH EAST 3165	\$1,600,000	27/03/2026
3	25a Bristol St BENTLEIGH EAST 3165	\$1,570,000	23/03/2026

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:

11/08/2026 13:03

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Townhouse Price

11/08/2025 - 10/08/2026: \$1,485,444



4 3 2

Property Type: Townhouse

Comparable Properties



41a Brett St MURRUMBEENA 3163 (REI/VG)

Agent Comments

4 3 2

Price: \$1,630,000

Method: Private Sale

Date: 28/06/2026

Property Type: Townhouse (Res)

Land Size: 300 sqm approx



66a Beddoe Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Private Sale

Date: 27/03/2026

Property Type: Townhouse (Single)

Land Size: 325 sqm approx



25a Bristol St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,570,000

Method: Private Sale

Date: 23/03/2026

Property Type: Townhouse (Single)

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