

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

7A Pell Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,430,000

&

\$1,530,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Bentleigh East

Period - From 01/07/2025

to

30/06/2026

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	25a Barrington St BENTLEIGH EAST 3165	\$1,425,000	19/09/2026
2	134b Mackie Rd BENTLEIGH EAST 3165	\$1,480,000	19/09/2026
3	39b Warwick St BENTLEIGH EAST 3165	\$1,510,000	04/09/2026

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:

21/09/2026 15:43

Sarah Gursansky

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Indicative Selling Price

\$1,430,000 - \$1,530,000

Median House Price

Year ending June 2026: \$1,460,000



 4  3  1

Property Type: Townhouse

Comparable Properties



25a Barrington St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,425,000

Method: Auction Sale

Date: 19/09/2026

Property Type: Townhouse (Res)

Land Size: 349 sqm approx



134b Mackie Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  4  2

Price: \$1,480,000

Method: Auction Sale

Date: 19/09/2026

Property Type: Townhouse (Res)



39b Warwick St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,510,000

Method: Auction Sale

Date: 04/09/2026

Property Type: Townhouse (Res)

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