

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

85B Fromer Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,820,000

Property Type House

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	22a Tovan Akas Av BENTLEIGH 3204	\$1,570,000	22/05/2026
2	2b Milford St BENTLEIGH EAST 3165	\$1,550,000	20/05/2026
3	23b Hobart St BENTLEIGH 3204	\$1,710,000	04/04/2026

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:

01/06/2026 12:33

Kon Galitos
9593 4500
0414 902 680
kongalitos@jellisrcraig.com.au

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

March quarter 2026: \$1,820,000



4 3 2

Property Type: Townhouse

Comparable Properties



22a Tovan Akas Av BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,570,000

Method: Private Sale

Date: 22/05/2026

Property Type: Townhouse (Res)



2b Milford St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,550,000

Method: Sold Before Auction

Date: 20/05/2026

Property Type: Townhouse (Res)

Land Size: 350 sqm approx



23b Hobart St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,710,000

Method: Sold Before Auction

Date: 04/04/2026

Property Type: Townhouse (Res)

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