

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

53a 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 \$1,435,000 Property Type Townhouse Suburb Bentleigh

Period - From 13/04/2025 to 12/04/2026 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	46A Marquis Rd BENTLEIGH 3204	\$1,595,000	06/12/2025
2	28a Hutchinson St BENTLEIGH 3204	\$1,526,000	26/10/2025
3	7a Phillip St BENTLEIGH 3204	\$1,668,000	25/10/2025

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: 13/04/2026 14:59

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Indicative Selling Price

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

Median Townhouse Price

13/04/2025 - 12/04/2026: \$1,435,000



 4  3  2

Property Type: House

Comparable Properties



46A Marquis Rd BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,595,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)



28a Hutchinson St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,526,000

Method: Private Sale

Date: 26/10/2025

Property Type: Townhouse (Res)



7a Phillip St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,668,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

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