

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

8 Campbell Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$2,695,000

Median sale price

Median price \$1,762,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2025

to 31/12/2025

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	27 Jean St MCKINNON 3204	\$2,680,000	06/12/2025
2	36 Lubrano St BRIGHTON EAST 3187	\$2,675,000	03/12/2025
3	38 Lindsay St BENTLEIGH 3204	\$2,630,000	10/10/2025

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:

02/04/2026 14:52

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 4  2  3

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$2,695,000

Median House Price

December quarter 2025: \$1,762,000

Comparable Properties



27 Jean St MCKINNON 3204 (REI/VG)

Agent Comments

 5  2  5

Price: \$2,680,000

Method: Private Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 566 sqm approx



36 Lubrano St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,675,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 667 sqm approx



38 Lindsay St BENTLEIGH 3204 (REI/VG)

Agent Comments

 5  3  3

Price: \$2,630,000

Method: Private Sale

Date: 10/10/2025

Property Type: House

Land Size: 682 sqm approx

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