

# 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

27 Eddys Grove, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,900,000

### 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	37 Stewart St ORMOND 3204	\$2,850,000	11/03/2026
2	70 Fromer St BENTLEIGH 3204	\$2,900,000	14/10/2025
3	359 South Rd BRIGHTON EAST 3187	\$2,740,000	11/10/2025

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 17:14

Nick Renna  
9593 4500  
0411 551 190  
nickrenna@jelliscraig.com.au



4   2   5

**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$2,700,000 - \$2,900,000  
**Median House Price**  
December quarter 2025: \$1,762,000

## Comparable Properties



**37 Stewart St ORMOND 3204 (REI)**

Agent Comments

4   2   3

**Price:** \$2,850,000  
**Method:** Private Sale  
**Date:** 11/03/2026  
**Property Type:** House



**70 Fromer St BENTLEIGH 3204 (REI/VG)**

Agent Comments

5   2   3

**Price:** \$2,900,000  
**Method:** Sold Before Auction  
**Date:** 14/10/2025  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx



**359 South Rd BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

5   4   4

**Price:** \$2,740,000  
**Method:** Private Sale  
**Date:** 11/10/2025  
**Property Type:** House  
**Land Size:** 628 sqm approx

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