

# 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

1/1 Wonga Court, Bentleigh East Vic 3165

### Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,196,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2024

to

31/12/2024

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	2/57 Tudor St BENTLEIGH EAST 3165	\$1,050,000	22/03/2025
2	1/8 Daphne St BENTLEIGH EAST 3165	\$1,000,000	10/03/2025
3	1/14 Manuka St BENTLEIGH EAST 3165	\$1,105,000	03/03/2025

**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:

01/04/2025 11:17



3 1 1

Property Type: Unit

Comparable Properties



2/57 Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,050,000  
Method: Auction Sale  
Date: 22/03/2025  
Property Type: Townhouse (Res)



1/8 Daphne St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,000,000  
Method: Private Sale  
Date: 10/03/2025  
Property Type: Townhouse (Single)



1/14 Manuka St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,105,000  
Method: Sold Before Auction  
Date: 03/03/2025  
Property Type: Unit