

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

4 Wyuna Court, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Bentleigh

Period - From 09/04/2024

to

08/04/2025

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	1083 Nepean Hwy MOORABBIN 3189	\$1,200,000	02/04/2025
2	20 William St MOORABBIN 3189	\$1,240,000	29/03/2025
3	28 Glenmer St BENTLEIGH 3204	\$1,150,000	22/03/2025

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:

09/04/2025 15:33

4 Wyuna Court, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

09/04/2024 - 08/04/2025: \$1,600,000



 3  1  4

Property Type: House

Comparable Properties



1083 Nepean Hwy MOORABBIN 3189 (REI)

Agent Comments

 2  1  2

Price: \$1,200,000

Method: Private Sale

Date: 02/04/2025

Property Type: House

Land Size: 700 sqm approx



20 William St MOORABBIN 3189 (REI)

Agent Comments

 3  2  2

Price: \$1,240,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 580 sqm approx



28 Glenmer St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

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



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