

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

15 Wamba Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,087,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

05/03/2024

to

04/03/2025

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	2 Stockdale Av BENTLEIGH EAST 3165	\$1,450,000	15/02/2025
2	52 Purtell St BENTLEIGH EAST 3165	\$1,460,000	30/11/2024
3	16 England St BENTLEIGH EAST 3165	\$1,430,000	29/10/2024

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:

05/03/2025 11:00



3 1 1

Property Type: House

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

05/03/2024 - 04/03/2025: \$1,087,500

Comparable Properties



2 Stockdale Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 2

Price: \$1,450,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 655 sqm approx



52 Purtell St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,460,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 700 sqm approx



16 England St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,430,000

Method: Sold Before Auction

Date: 29/10/2024

Property Type: House (Res)