

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

1/7 Uonga Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,125,000

Median sale price

Median price

\$858,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2024

to

30/09/2025

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	2/13 Lilac St BENTLEIGH EAST 3165	\$1,050,000	25/10/2025
2	2/42 Elizabeth St BENTLEIGH EAST 3165	\$1,190,000	25/10/2025
3	1/1 Small Rd BENTLEIGH 3204	\$1,076,000	18/10/2025

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:

17/11/2025 14:05

1/7 Uonga Road, Bentleigh Vic 3204

JellisCraig

Charlie La Fontaine
9593 4500
0410 117 323

Charlielafontaine@jellisrcraig.com.au

Indicative Selling Price
\$1,125,000

Median Unit Price
Year ending September 2025: \$858,000



2 2 3

Property Type: Unit

Comparable Properties



2/13 Lilac St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 2 2

Price: \$1,050,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit



2/42 Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,190,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit



1/1 Small Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$1,076,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Villa

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



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