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	2/33 Wingate Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$670,000	Pro	perty Type Ur	it		Suburb	Bentleigh East
Period - From	11/11/2024	to	10/11/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	1/5 Derry St BENTLEIGH EAST 3165	\$800,000	25/09/2025
2	1/46 Grandview Gr MOORABBIN 3189	\$770,000	10/09/2025
3	3/2 Dega Av BENTLEIGH EAST 3165	\$785,000	14/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/11/2025 11:27



JellisCraig

Jayden Irving 9593 4500 0405 522 149 JaydenIrving@jelliscraig.com.au

Indicative Selling Price \$690,000 - \$750,000 **Median Unit Price** 11/11/2024 - 10/11/2025: \$670,000





Comparable Properties



1/5 Derry St BENTLEIGH EAST 3165 (REI)

Price: \$800,000 Method: Auction Sale Date: 25/09/2025 Property Type: Unit

Agent Comments



1/46 Grandview Gr MOORABBIN 3189 (REI/VG)

2





Agent Comments

Price: \$770,000 Method: Private Sale Date: 10/09/2025 Property Type: Unit

Land Size: 288 sqm approx



3/2 Dega Av BENTLEIGH EAST 3165 (REI/VG)

Price: \$785,000



Agent Comments

Method: Auction Sale Date: 14/06/2025 Property Type: Unit

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



