Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/8 Vera Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Single price \$870,000

Median sale price

Median price	\$1,416,000	Pro	perty Type Ur	nit		Suburb	Bentleigh East
Period - From	01/07/2025	to	30/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	5a White St BENTLEIGH EAST 3165	\$865,000	15/10/2025
2	165a Bignell Rd BENTLEIGH EAST 3165	\$909,000	26/07/2025
3	2/38 Tambet St BENTLEIGH EAST 3165	\$877,000	26/05/2025

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:	20/10/2025 10:44

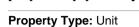


JellisCraig

Gavin van Rooven 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$870,000 **Median Unit Price** September quarter 2025: \$1,416,000





Comparable Properties



5a White St BENTLEIGH EAST 3165 (REI)

Price: \$865,000

Method: Sold Before Auction

Date: 15/10/2025

Property Type: Townhouse (Res)

Agent Comments



165a Bignell Rd BENTLEIGH EAST 3165 (REI)

2





Agent Comments

Price: \$909,000 Method: Auction Sale Date: 26/07/2025

Property Type: House (Res) Land Size: 220 sqm approx



2/38 Tambet St BENTLEIGH EAST 3165 (REI/VG)



Price: \$877,000

Method: Sold Before Auction

Date: 26/05/2025

Property Type: Townhouse (Res)

Agent Comments

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