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 Harding Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,359,000

Median sale price

Median price	\$1,780,000	Pro	perty Type Ho	use		Suburb	Bentleigh
Period - From	01/07/2025	to	30/09/2025	So	ource	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	103 Wickham Rd HAMPTON EAST 3188	\$1,380,000	10/12/2025
2	11 Delhi St BENTLEIGH 3204	\$1,400,000	03/12/2025
3	1 Viola Cr HIGHETT 3190	\$1,325,000	29/11/2025

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:	15/12/2025 08:56













Property Type: Agent Comments

Indicative Selling Price \$1,359,000 **Median House Price** September quarter 2025: \$1,780,000

Comparable Properties



103 Wickham Rd HAMPTON EAST 3188 (REI)







Price: \$1,380,000

Method: Sold Before Auction

Date: 10/12/2025 **Property Type:** House

Land Size: 590 sqm approx

Agent Comments



11 Delhi St BENTLEIGH 3204 (REI)

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Agent Comments

Price: \$1,400,000 Method: Private Sale Date: 03/12/2025 Property Type: House Land Size: 650 sqm approx



1 Viola Cr HIGHETT 3190 (REI)



Agent Comments

Price: \$1,325,000 Method: Auction Sale Date: 29/11/2025

Property Type: House (Res) Land Size: 670 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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