

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

2 Harding Street, Bentleigh Vic 3204

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

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2025

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	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 comparable properties 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) Agent Comments



Price: \$1,380,000
Method: Sold Before Auction
Date: 10/12/2025
Property Type: House
Land Size: 590 sqm approx



11 Delhi St BENTLEIGH 3204 (REI) 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

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