

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 Uonga Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,752,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2025

to

30/06/2025

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	77 East Boundary Rd BENTLEIGH EAST 3165	\$1,228,500	02/08/2025
2	4 Wyuna Ct BENTLEIGH 3204	\$1,433,000	10/05/2025
3	224 Patterson Rd BENTLEIGH 3204	\$1,245,000	05/04/2025

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:

21/08/2025 14:15



 4  2  1

Property Type: House

Comparable Properties



77 East Boundary Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,228,500

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)



4 Wyuna Ct BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

 3  1  4

Price: \$1,433,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 613 sqm approx



224 Patterson Rd BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$1,245,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)