

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 Veronica Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Bentleigh East

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	3 Opal Ct BENTLEIGH EAST 3165	\$1,485,000	20/09/2025
2	6 Bray Ct BENTLEIGH EAST 3165	\$1,480,000	12/07/2025
3	4 Margaretta St BENTLEIGH EAST 3165	\$1,520,000	21/06/2025

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:

16/10/2025 08:15



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
September quarter 2025: \$1,480,000

Comparable Properties



3 Opal Ct BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,485,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 609 sqm approx



6 Bray Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,480,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 613 sqm approx



4 Margaretta St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,520,000
Method: Sold Before Auction
Date: 21/06/2025
Property Type: House (Res)
Land Size: 591 sqm approx

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