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 Veronica Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,480,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

Price: \$1,485,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 609 sqm approx

Agent Comments



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)







Price: \$1,520,000

Method: Sold Before Auction

Date: 21/06/2025

Property Type: House (Res) Land Size: 591 sqm approx **Agent Comments**

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



