

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

2c Werona Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$1,051,200

Property Type

Unit

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	5/2-4 Faulkner St BENTLEIGH 3204	\$820,000	17/06/2025
2			
3			

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:

16/09/2025 11:19

Andrew Panagopoulos
9573 6100
0412 054 970

andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

June quarter 2025: \$1,051,200



 3  2  2

Property Type: Townhouse

Comparable Properties



5/2-4 Faulkner St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$820,000
Method: Private Sale
Date: 17/06/2025
Property Type: Townhouse (Single)

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.