

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

3/40 Wamba Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$770,000

Median sale price

Median price

\$1,300,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2025

to

30/06/2026

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	4/8 Keiller St HAMPTON EAST 3188	\$757,000	01/08/2026
2	5/1025 Nepean Hwy MOORABBIN 3189	\$740,000	02/04/2026
3	4/33 South Av BENTLEIGH 3204	\$800,000	07/03/2026

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:

10/08/2026 17:27

3/40 Wamba Road, Bentleigh East Vic 3165

JellisCraig

Sarah Gursansky

9593 4500

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sarahgursansky@jellisrcraig.com.au

Indicative Selling Price

\$770,000

Median Unit Price

Year ending June 2026: \$1,300,000



2 1 2

Property Type: Villa

Agent Comments

Comparable Properties



4/8 Keiller St HAMPTON EAST 3188 (REI)

Agent Comments

2 1 1

Price: \$757,000

Method: Auction Sale

Date: 01/08/2026

Property Type: Unit



5/1025 Nepean Hwy MOORABBIN 3189 (VG)

Agent Comments

2 - -

Price: \$740,000

Method: Sale

Date: 02/04/2026

Property Type: Strata Unit/Townhouse - Conjoined



4/33 South Av BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Villa

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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