

## 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

32A WAMBA ROAD BENTLEIGH EAST VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 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

23A FRANCESCO STREET BENTLEIGH EAST VIC 3165	\$1,552,000	30-Nov-24
22A KURRAJONG STREET BENTLEIGH EAST VIC 3165	\$1,550,000	24-Oct-24
77A TUDOR STREET BENTLEIGH EAST VIC 3165	\$1,476,000	15-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 26 March 2025


**23A FRANCESCO STREET  
BENTLEIGH EAST VIC 3165**

 3
  2
  1

Sold Price <sup>RS</sup> **\$1,552,000** Sold Date **30-Nov-24**

Distance **1.72km**


**22A KURRAJONG STREET  
BENTLEIGH EAST VIC 3165**

 3
  2
  1

Sold Price <sup>RS</sup> **\$1,550,000** Sold Date **24-Oct-24**

Distance **3.07km**


**77A TUDOR STREET BENTLEIGH  
EAST VIC 3165**

 3
  2
  1

Sold Price **\$1,476,000** Sold Date **15-Oct-24**

Distance **2.84km**


**24B BONNY STREET BENTLEIGH  
EAST VIC 3165**

 3
  2
  1

Sold Price <sup>RS</sup> **\$1,375,000** <sup>UN</sup> Sold Date **10-Oct-24**

Distance **0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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