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	8a Uonga Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,750,000 Property Type House Suburb Bentleigh

Period - From 27/01/2025 to 26/01/2026 Source Property Data

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	27 Purtell St BENTLEIGH EAST 3165	$1,580,000	06/12/2025
2	115 Patterson Rd BENTLEIGH 3204	$1,567,000	02/12/2025
3	13 Hutchinson St BENTLEIGH 3204	$1,600,000	22/10/2025

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: 27/01/2026 13:51

8a Uonga Road, Bentleigh Vic 3204

JellisCraig

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4 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
27/01/2025 - 26/01/2026: $1,750,000

Comparable Properties



27 Purtell St BENTLEIGH EAST 3165 (REI)

3 2 4

Price: $1,580,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments



115 Patterson Rd BENTLEIGH 3204 (REI/VG)

3 1 2

Price: $1,567,000
Method: Sold Before Auction
Date: 02/12/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

13 Hutchinson St BENTLEIGH 3204 (VG)

3 - -

Price: $1,600,000
Method: Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments

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