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<br>Including suburb and postcode | 2 Wyuna Court, Bentleigh Vic 3204 |

## Indicative selling price

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

Range between $1,050,000 & $1,150,000

## Median sale price

Median price $1,757,500 Property Type House Suburb Bentleigh

Period - From 30/04/2025 to 29/04/2026 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 | 3 Saltair St HAMPTON EAST 3188 | $1,125,000 | 24/04/2026 |
| 2 | 79 Wickham Rd HAMPTON EAST 3188 | $1,215,000 | 01/04/2026 |
| 3 | 13 Franklin St MOORABBIN 3189 | $1,190,000 | 28/03/2026 |

**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: 30/04/2026 16:10

# 2 Wyuna Court, Bentleigh Vic 3204

JellisCraig

Trent Collie
9593 4500
0425 740 484
trentcollie@jelliscraig.com.au




3 1 3

**Property Type:** House

**Indicative Selling Price**
$1,050,000 - $1,150,000
**Median House Price**
30/04/2025 - 29/04/2026: $1,757,500

## Comparable Properties



### 3 Saltair St HAMPTON EAST 3188 (REI)

2 1 2

**Price:** $1,125,000
**Method:** Private Sale
**Date:** 24/04/2026
**Property Type:** House
**Land Size:** 624 sqm approx

Agent Comments



### 79 Wickham Rd HAMPTON EAST 3188 (REI)

3 2 1

**Price:** $1,215,000
**Method:** Private Sale
**Date:** 01/04/2026
**Property Type:** House
**Land Size:** 590 sqm approx

Agent Comments



### 13 Franklin St MOORABBIN 3189 (REI)

3 2 1

**Price:** $1,190,000
**Method:** Auction Sale
**Date:** 28/03/2026
**Property Type:** House (Res)

Agent Comments



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