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	8 Oak Street, Bentleigh VIC 3204

Indicative selling price

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

Range between $2,400,000 & $2,500,000

Median sale price

Median price $1,745,000 Property Type House Suburb Bentleigh

Period - From 13/09/2025 to 12/03/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13 Wheatley Road Bentleigh VIC 3204	$2,350,000	29/10/2025
12 Walnut Street Ormond VIC 3204	$2,513,000	29/11/2025
34 Gillard Street Brighton East VIC 3187	$2,400,000	16/12/2025

This Statement of Information was prepared on: 13/03/2026