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	2/8 Railway Crescent, Bentleigh Vic 3204

Indicative selling price

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

Single price $625,000

Median sale price

Median price $660,000 Property Type Unit Suburb Bentleigh

Period - From 20/04/2025 to 19/04/2026 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	2/60-66 Patterson Rd BENTLEIGH 3204	$600,000	28/03/2026
2	2/7 Bent St BENTLEIGH 3204	$625,000	18/03/2026
3	4/1 King St HAMPTON EAST 3188	$592,500	10/03/2026

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: 20/04/2026 14:30

2/8 Railway Crescent, Bentleigh Vic 3204

JellisCraig

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



2 1 1

Property Type: Apartment

Indicative Selling Price
$625,000
Median Unit Price
20/04/2025 - 19/04/2026: $660,000

Comparable Properties



2/60-66 Patterson Rd BENTLEIGH 3204 (REI)

2 1 1

Price: $600,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Apartment

Agent Comments



2/7 Bent St BENTLEIGH 3204 (REI)

2 1 1

Price: $625,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: Apartment

Agent Comments



4/1 King St HAMPTON EAST 3188 (REI)

2 1 1

Price: $592,500
Method: Private Sale
Date: 10/03/2026
Property Type: Apartment

Agent Comments

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