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	32B Oak Street, Bentleigh Vic 3204

Indicative selling price

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

Single price $1,549,000

Median sale price

Median price $1,435,000 Property Type Townhouse 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	15 Miles St BENTLEIGH 3204	$1,535,000	05/03/2026
2	8a Uonga Rd BENTLEIGH 3204	$1,727,000	21/02/2026
3			

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 13:27

32B Oak Street, Bentleigh Vic 3204

Gavin van Rooyen
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3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,549,000
Median Townhouse Price
20/04/2025 - 19/04/2026: $1,435,000

Comparable Properties



15 Miles St BENTLEIGH 3204 (REI/VG)

3 2 4

Price: $1,535,000
Method: Sold Before Auction
Date: 05/03/2026
Property Type: Townhouse (Res)

Agent Comments



8a Uonga Rd BENTLEIGH 3204 (REI/VG)

4 2 3

Price: $1,727,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 572 sqm approx

Agent Comments

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.

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