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	2/48a Whitmuir Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $750,000 & $790,000

Median sale price

Median price $800,000 Property Type Unit Suburb Bentleigh

Period - From 22/05/2025 to 21/05/2026 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	4/6 Ulupna Rd ORMOND 3204	$835,000	14/03/2026
2	4/33 South Av BENTLEIGH 3204	$800,000	07/03/2026
3	2/37 Murray Rd ORMOND 3204	$780,000	13/12/2025

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: 22/05/2026 17:25

2/48a Whitmuir Road, Bentleigh Vic 3204



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000 - $790,000
Median Unit Price
22/05/2025 - 21/05/2026: $800,000

Comparable Properties



4/6 Ulupna Rd ORMOND 3204 (REI/VG)

2 1 1

Price: $835,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Unit

Agent Comments



4/33 South Av BENTLEIGH 3204 (REI/VG)

2 1 1

Price: $800,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Villa

Agent Comments



2/37 Murray Rd ORMOND 3204 (REI/VG)

2 1 2

Price: $780,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Unit

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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