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	27 Wavell Street, Bentleigh VIC 3204

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,626,500 Property Type House Suburb Bentleigh

Period - From 05/08/2024 to 03/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
54 Marlborough Street Bentleigh East VIC 3165	$1,600,000	19/08/2024
170 Jasper Road Bentleigh VIC 3204	$1,490,000	22/11/2024
5 Elwyn Street Bentleigh East VIC 3165	$1,610,000	31/08/2024

This Statement of Information was prepared on: 05/02/2025