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	91 Wingate Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,380,000 & $1,430,000

Median sale price

Median price $1,470,000 Property Type House Suburb Bentleigh East

Period - From 06/03/2024 to 05/03/2025 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	52 Purtell St BENTLEIGH EAST 3165	$1,460,000	30/11/2024
2	47 Victor Rd BENTLEIGH EAST 3165	$1,346,000	23/11/2024
3	3 Claronga St BENTLEIGH EAST 3165	$1,355,000	14/09/2024

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: 06/03/2025 15:17

91 Wingate Street, Bentleigh East Vic 3165



3 1 2

Property Type: House
Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price
$1,380,000 - $1,430,000
Median House Price
06/03/2024 - 05/03/2025: $1,470,000

Comparable Properties



52 Purtell St BENTLEIGH EAST 3165 (REI)

3 1 1

Price: $1,460,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments



47 Victor Rd BENTLEIGH EAST 3165 (REI)

4 1 4

Price: $1,346,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments



3 Claronga St BENTLEIGH EAST 3165 (REI/VG)

3 1 2

Price: $1,355,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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