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	37a Wright Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,700,000 & $1,850,000

Median sale price

Median price $1,510,000 Property Type Townhouse Suburb Bentleigh

Period - From 19/05/2024 to 18/05/2025 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	12a Harding St BENTLEIGH 3204	$1,755,000	12/03/2025
2	33 Clinton St BRIGHTON EAST 3187	$1,838,000	27/02/2025
3	9b Park Cr BENTLEIGH 3204	$1,762,000	26/02/2025

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: 19/05/2025 13:04

37a Wright Street, Bentleigh Vic 3204

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4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median Townhouse Price
19/05/2024 - 18/05/2025: $1,510,000

Comparable Properties



12a Harding St BENTLEIGH 3204 (REI/VG)

4 3 2

Price: $1,755,000
Method: Private Sale
Date: 12/03/2025
Property Type: Townhouse (Single)

Agent Comments



33 Clinton St BRIGHTON EAST 3187 (REI/VG)

4 2 2

Price: $1,838,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: Townhouse (Res)

Agent Comments



9b Park Cr BENTLEIGH 3204 (REI/VG)

4 3 2

Price: $1,762,000
Method: Private Sale
Date: 26/02/2025
Property Type: Townhouse (Single)
Land Size: 350 sqm approx

Agent Comments

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