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<br>Including suburb and postcode | 2 Wilma Street, Bentleigh Vic 3204 |

## Indicative selling price

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

Range between $1,450,000 & $1,500,000

## Median sale price

Median price $1,610,000 Property Type House Suburb Bentleigh

Period - From 14/04/2024 to 13/04/2025 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 | 10 Roma St BENTLEIGH 3204 | $1,516,888 | 24/03/2025 |
| 2 | 41 Paschal St BENTLEIGH 3204 | $1,415,000 | 17/02/2025 |
| 3 | 2 Geel St BENTLEIGH 3204 | $1,595,000 | 30/11/2024 |

**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: 14/04/2025 15:41

# 2 Wilma Street, Bentleigh Vic 3204




**Rooms:** 6
**Property Type:** House
**Land Size:** 600.596 sqm approx

Agent Comments

**Indicative Selling Price**
$1,450,000 - $1,500,000
**Median House Price**
14/04/2024 - 13/04/2025: $1,610,000

## Comparable Properties



**10 Roma St BENTLEIGH 3204 (REI)**

3 1 3

**Price:** $1,516,888
**Method:** Sold Before Auction
**Date:** 24/03/2025
**Property Type:** House (Res)
**Land Size:** 592 sqm approx

Agent Comments



**41 Paschal St BENTLEIGH 3204 (REI)**

3 1 3

**Price:** $1,415,000
**Method:** Sold Before Auction
**Date:** 17/02/2025
**Property Type:** House (Res)
**Land Size:** 615 sqm approx

Agent Comments



**2 Geel St BENTLEIGH 3204 (REI/VG)**

4 1 2

**Price:** $1,595,000
**Method:** Auction Sale
**Date:** 30/11/2024
**Property Type:** House (Res)
**Land Size:** 625 sqm approx

Agent Comments

**Account** - Buxton | P: 03 9563 9933

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