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 Warwick Street, Bentleigh East VIC 3165

Indicative selling price

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

Single price $1,075,000

Median sale price

Median price $1,447,500 Property Type House Suburb Bentleigh East

Period - From 17/03/2025 to 16/09/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/12 Celia Street Bentleigh East VIC 3165	$1,133,000	29/03/2025
68 Axford Crescent Oakleigh South VIC 3167	$1,185,000	19/06/2025
2/8 St Georges Avenue Bentleigh East VIC 3165	$1,125,000	25/03/2025

This Statement of Information was prepared on: 17/09/2025