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	2/8 Vera Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price $870,000

Median sale price

Median price $1,416,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	5a White St BENTLEIGH EAST 3165	$865,000	15/10/2025
2	165a Bignell Rd BENTLEIGH EAST 3165	$909,000	26/07/2025
3	2/38 Tambet St BENTLEIGH EAST 3165	$877,000	26/05/2025

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: 20/10/2025 10:44

2/8 Vera Street, Bentleigh East Vic 3165

Gavin van Rooyen
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2 2 2

Property Type: Unit

Indicative Selling Price
$870,000
Median Unit Price
September quarter 2025: $1,416,000

Comparable Properties



5a White St BENTLEIGH EAST 3165 (REI)

2 1 1

Price: $865,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: Townhouse (Res)

Agent Comments



165a Bignell Rd BENTLEIGH EAST 3165 (REI)

2 2 2

Price: $909,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 220 sqm approx

Agent Comments



2/38 Tambet St BENTLEIGH EAST 3165 (REI/VG)

2 1 2

Price: $877,000
Method: Sold Before Auction
Date: 26/05/2025
Property Type: Townhouse (Res)

Agent Comments

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