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	1/7 Uonga Road, Bentleigh Vic 3204

Indicative selling price

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

Single price $1,125,000

Median sale price

Median price $858,000 Property Type Unit Suburb Bentleigh

Period - From 01/10/2024 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	2/13 Lilac St BENTLEIGH EAST 3165	$1,050,000	25/10/2025
2	2/42 Elizabeth St BENTLEIGH EAST 3165	$1,190,000	25/10/2025
3	1/1 Small Rd BENTLEIGH 3204	$1,076,000	18/10/2025

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: 17/11/2025 14:05

1/7 Uonga Road, Bentleigh Vic 3204

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2 2 3

Property Type: Unit

Indicative Selling Price
$1,125,000
Median Unit Price
Year ending September 2025: $858,000

Comparable Properties



2/13 Lilac St BENTLEIGH EAST 3165 (REI)

2 2 2

Price: $1,050,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit

Agent Comments



2/42 Elizabeth St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,190,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit

Agent Comments



1/1 Small Rd BENTLEIGH 3204 (REI)

2 1 2

Price: $1,076,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Villa

Agent Comments

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