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	93 Wingate Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,480,000 Property Type House 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.

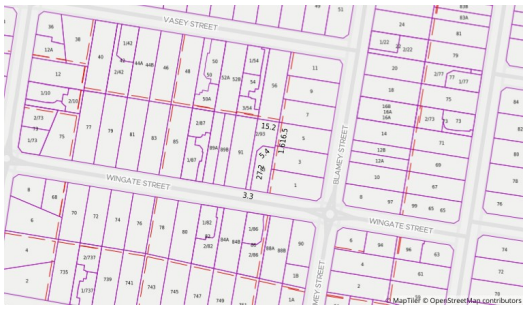
	Address of comparable property	Price	Date of sale
1	2 Warwick St BENTLEIGH EAST 3165	$1,110,000	11/10/2025
2	1/6 Valerie St BENTLEIGH EAST 3165	$1,041,500	06/06/2025
3	1/12 Richard St BENTLEIGH EAST 3165	$1,140,000	16/04/2025

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: 14/10/2025 15:28

93 Wingate Street, Bentleigh East Vic 3165



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Rooms: 6
Property Type: House
Land Size: 370 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2025: $1,480,000

Comparable Properties



2 Warwick St BENTLEIGH EAST 3165 (REI)

3 3 1

Price: $1,110,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 375 sqm approx

Agent Comments



1/6 Valerie St BENTLEIGH EAST 3165 (REI/VG)

3 1 1

Price: $1,041,500
Method: Private Sale
Date: 06/06/2025
Property Type: House
Land Size: 319 sqm approx

Agent Comments



1/12 Richard St BENTLEIGH EAST 3165 (REI/VG)

3 2 1

Price: $1,140,000
Method: Sold Before Auction
Date: 16/04/2025
Property Type: Unit

Agent Comments

Account - Buxton | P: 03 9563 9933

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