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	10 Wilson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $1,780,000 Property Type House Suburb Bentleigh

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	73 Bendigo Av BENTLEIGH 3204	$1,912,000	13/09/2025
2	9 Mackie Gr BRIGHTON EAST 3187	$1,900,000	18/06/2025
3	1 Sunnyside Gr BENTLEIGH 3204	$2,010,000	31/05/2025

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 14:20

10 Wilson Street, Bentleigh Vic 3204



4 2 2

Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
September quarter 2025: $1,780,000

Comparable Properties



73 Bendigo Av BENTLEIGH 3204 (REI)

6 3 5

Price: $1,912,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments



9 Mackie Gr BRIGHTON EAST 3187 (REI/VG)

5 2 3

Price: $1,900,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 606 sqm approx

Agent Comments



1 Sunnyside Gr BENTLEIGH 3204 (REI/VG)

3 2 2

Price: $2,010,000
Method: Private Sale
Date: 31/05/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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