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	2/33 Wingate Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $1,222,500 Property Type Unit Suburb Bentleigh East

Period - From 26/11/2024 to 25/11/2025 Source Property Data

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	1/5 Derry St BENTLEIGH EAST 3165	$800,000	25/09/2025
2	1/46 Grandview Gr MOORABBIN 3189	$770,000	10/09/2025
3	3/2 Dega Av BENTLEIGH EAST 3165	$785,000	14/06/2025

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: 26/11/2025 10:55

2/33 Wingate Street, Bentleigh East Vic 3165

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2 1 1

Property Type: Unit

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
26/11/2024 - 25/11/2025: $1,222,500

Comparable Properties



1/5 Derry St BENTLEIGH EAST 3165 (REI)

2 1 1

Price: $800,000
Method: Auction Sale
Date: 25/09/2025
Property Type: Unit

Agent Comments



1/46 Grandview Gr MOORABBIN 3189 (REI/VG)

2 1 2

Price: $770,000
Method: Private Sale
Date: 10/09/2025
Property Type: Unit
Land Size: 288 sqm approx

Agent Comments



3/2 Dega Av BENTLEIGH EAST 3165 (REI/VG)

2 1 2

Price: $785,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit

Agent Comments

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