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: 15 Wingate Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $2,100,000 & $2,300,000

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	22 Normdale Rd BENTLEIGH EAST 3165	$2,180,000	23/09/2025
2	4 Renown St BENTLEIGH 3204	$2,310,000	13/09/2025
3	16 Wards Gr BENTLEIGH EAST 3165	$2,120,000	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: 06/11/2025 13:51

HODGES



4 3 2

Rooms: 8
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
September quarter 2025: $1,480,000

Comparable Properties



22 Normdale Rd BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $2,180,000
Method: Private Sale
Date: 23/09/2025
Property Type: House
Land Size: 582 sqm approx

Agent Comments



4 Renown St BENTLEIGH 3204 (REI)

4 2 2

Price: $2,310,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 342 sqm approx

Agent Comments



16 Wards Gr BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $2,120,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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