

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

17b Vunabere Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,450,000

&

\$1,490,000

Median sale price

Median price

\$1,530,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

19/02/2025

to

18/02/2026

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	1/14 Charlton St BENTLEIGH 3204	\$1,455,000	09/02/2026
2	28a Atkinson St BENTLEIGH 3204	\$1,530,000	04/10/2025
3	3/4 Brailsford Rd BENTLEIGH 3204	\$1,351,000	25/09/2025

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:

19/02/2026 16:41