

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

2/14 Victor Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$731,750

Property Type

Unit

Suburb

Bentleigh East

Period - From

26/05/2025

to

25/05/2026

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	2/25 Chauvel St BENTLEIGH EAST 3165	\$672,000	26/03/2026
2	4/68 Tudor St BENTLEIGH EAST 3165	\$726,500	02/03/2026
3	4/48 Hill St BENTLEIGH EAST 3165	\$746,000	07/02/2026

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:

26/05/2026 14:13



Property Type:
Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

26/05/2025 - 25/05/2026: \$731,750

Comparable Properties



2/25 Chauvel St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$672,000
Method: Private Sale
Date: 26/03/2026
Property Type: Unit
Land Size: 144 sqm approx



4/68 Tudor St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$726,500
Method: Sold Before Auction
Date: 02/03/2026
Property Type: Unit



4/48 Hill St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$746,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Townhouse (Res)

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036