

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

2/35-37 North Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$850,000

&

\$920,000

Median sale price

Median price

\$971,250

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2025

to

31/12/2025

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	2c Fairbank Rd BENTLEIGH 3204	\$903,500	28/02/2026
2	2/3-5 Wyuna Ct BENTLEIGH 3204	\$875,000	13/12/2025
3	2c Werona St BENTLEIGH 3204	\$900,000	11/10/2025

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:

17/03/2026 16:55

2/35-37 North Avenue, Bentleigh Vic 3204

JellisCraig

Gavin van Rooyen

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Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

December quarter 2025: \$971,250



3 2 2

Rooms: 5

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2c Fairbank Rd BENTLEIGH 3204 (REI)

Agent Comments

2 2 2

Price: \$903,500

Method: Private Sale

Date: 28/02/2026

Property Type: Townhouse (Single)



2/3-5 Wyuna Ct BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$875,000

Method: Private Sale

Date: 13/12/2025

Property Type: Unit



2c Werona St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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