

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

2/48a Whitmuir Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Bentleigh

Period - From 06/05/2025

to

05/05/2026

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	1/706 North Rd ORMOND 3204	\$720,000	29/04/2026
2	4/6 Ulupna Rd ORMOND 3204	\$835,000	14/03/2026
3	5/47 Carlyon St ORMOND 3204	\$795,000	21/01/2026

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:

06/05/2026 16:31



Property Type: Strata
Unit/Townhouse - Conjoined
Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

06/05/2025 - 05/05/2026: \$850,000

Comparable Properties



1/706 North Rd ORMOND 3204 (REI)

Agent Comments



Price: \$720,000

Method: Sold Before Auction

Date: 29/04/2026

Property Type: Unit

Land Size: 234 sqm approx



4/6 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$835,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Unit



5/47 Carlyon St ORMOND 3204 (VG)

Agent Comments



Price: \$795,000

Method: Sale

Date: 21/01/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234