

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

2/631 Warrigal Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$1,280,000 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2026 to 30/06/2026 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	3/69 Gowrie St BENTLEIGH EAST 3165	\$745,000	06/08/2026
2	3/39 Golf Rd OAKLEIGH SOUTH 3167	\$770,000	27/07/2026
3			

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:

03/09/2026 14:19



 2  1  2

Property Type: Townhouse

Comparable Properties



3/69 Gowrie St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$745,000

Method: Sold Before Auction

Date: 06/08/2026

Property Type: Unit



3/39 Golf Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

 3  1  1

Price: \$770,000

Method: Private Sale

Date: 27/07/2026

Property Type: Unit

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.