

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

2/8 Railway Crescent, Bentleigh Vic 3204

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Bentleigh

Period - From 24/03/2025 to 23/03/2026 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	8/15 Major St HIGHETT 3190	\$581,000	20/03/2026
2	2/7 Bent St BENTLEIGH 3204	\$625,000	18/03/2026
3	4/1 King St HAMPTON EAST 3188	\$592,500	10/03/2026

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:

24/03/2026 08:55

Trent Collie
9593 4500
0425 740 484
trentcollie@jellisrcraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$560,000 - \$600,000

Median Unit Price

24/03/2025 - 23/03/2026: \$650,000

Comparable Properties



8/15 Major St HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$581,000

Method: Private Sale

Date: 20/03/2026

Property Type: Apartment



2/7 Bent St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Sold Before Auction

Date: 18/03/2026

Property Type: Apartment



4/1 King St HAMPTON EAST 3188 (REI)

Agent Comments

2 1 1

Price: \$592,500

Method: Private Sale

Date: 10/03/2026

Property Type: Apartment

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