

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 Baylon Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,050,000

&

\$1,125,000

Median sale price

Median price \$905,000

Property Type Unit

Suburb Bentleigh

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	1/23 Norville St BENTLEIGH EAST 3165	\$1,070,000	18/08/2026
2	44a Worthing Rd MOORABBIN 3189	\$1,120,000	22/07/2026
3	7a Dudley Av HAMPTON EAST 3188	\$1,060,000	11/06/2026

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:

07/09/2026 12:35

2 Baylon Street, Bentleigh Vic 3204



 3  1  1

Property Type: House
Land Size: 246 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,125,000
Median Unit Price
June quarter 2026: \$905,000

Comparable Properties



1/23 Norville St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,070,000
Method: Private Sale
Date: 18/08/2026
Property Type: House



44a Worthing Rd MOORABBIN 3189 (REI)

Agent Comments

 3  1  2

Price: \$1,120,000
Method: Private Sale
Date: 22/07/2026
Property Type: House (Res)
Land Size: 293 sqm approx



7a Dudley Av HAMPTON EAST 3188 (REI)

Agent Comments

 3  1  2

Price: \$1,060,000
Method: Sold Before Auction
Date: 11/06/2026
Property Type: Townhouse (Res)

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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