

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

3/40 Wamba Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$1,270,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

08/07/2025

to

07/07/2026

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	5/1025 Nepean Hwy MOORABBIN 3189	\$740,000	02/04/2026
2	4/33 South Av BENTLEIGH 3204	\$800,000	07/03/2026
3	3/561 South Rd BENTLEIGH 3204	\$735,000	14/02/2026

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:

08/07/2026 10:38

3/40 Wamba Road, Bentleigh East Vic 3165

JellisCraig

Sarah Gursansky

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Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

08/07/2025 - 07/07/2026: \$1,270,000



2 1 2

Property Type: Villa

Comparable Properties



5/1025 Nepean Hwy MOORABBIN 3189 (VG)

Agent Comments

2 - -

Price: \$740,000

Method: Sale

Date: 02/04/2026

Property Type: Strata Unit/Townhouse - Conjoined



4/33 South Av BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Villa



3/561 South Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$735,000

Method: Sold Before Auction

Date: 14/02/2026

Property Type: Unit

Land Size: 176 sqm approx

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



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