

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

32B Oak Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,762,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2025

to 31/12/2025

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	15 Miles St BENTLEIGH 3204	\$1,535,000	05/03/2026
2	8a Uonga Rd BENTLEIGH 3204	\$1,727,000	21/02/2026
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:

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Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2025: \$1,762,000



3 2 2

Property Type: House
Agent Comments

Comparable Properties



15 Miles St BENTLEIGH 3204 (REI)

Agent Comments

3 2 4

Price: \$1,535,000
Method: Sold Before Auction
Date: 05/03/2026
Property Type: Townhouse (Res)



8a Uonga Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$1,727,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 572 sqm approx

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.