

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

8/491 South Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$860,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2025 to 31/03/2026 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	13/24 Kinross St HAMPTON EAST 3188	\$677,500	10/02/2026
2	1/2 Werona St BENTLEIGH 3204	\$654,000	03/02/2026
3	3/2 Jasper Rd BENTLEIGH 3204	\$665,000	11/12/2025

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:

02/06/2026 10:54



2
 1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

Year ending March 2026: \$860,000

Comparable Properties



13/24 Kinross St HAMPTON EAST 3188 (REI/VG)

Agent Comments

2
 1
 1

Price: \$677,500

Method: Private Sale

Date: 10/02/2026

Property Type: Apartment



1/2 Werona St BENTLEIGH 3204 (REI/VG)

Agent Comments

2
 1
 1

Price: \$654,000

Method: Sold Before Auction

Date: 03/02/2026

Property Type: Apartment



3/2 Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2
 2
 1

Price: \$665,000

Method: Sold Before Auction

Date: 11/12/2025

Property Type: Townhouse (Res)

Account - Buxton | P: 03 9563 9933