

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 & 8A Wattle Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,000,000 & \$2,100,000

Median sale price

Median price \$1,820,000 Property Type House Suburb Bentleigh

Period - From 01/01/2026 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	8 Dunoon Ct BRIGHTON EAST 3187	\$2,100,000	01/04/2026
2	8 Hemingford Rd BENTLEIGH EAST 3165	\$2,140,000	29/03/2026
3	21 Maud St ORMOND 3204	\$2,005,000	22/03/2026

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:

20/04/2026 10:46



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,100,000
Median House Price
March quarter 2026: \$1,820,000

Comparable Properties



8 Dunoon Ct BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)
Land Size: 799 sqm approx



8 Hemingford Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$2,140,000
Method: Auction Sale
Date: 29/03/2026
Property Type: House (Res)
Land Size: 767 sqm approx



21 Maud St ORMOND 3204 (REI)

Agent Comments



Price: \$2,005,000
Method: Private Sale
Date: 22/03/2026
Property Type: House
Land Size: 628 sqm approx