

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 \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,442,500

Property Type Townhouse

Suburb Bentleigh

Period - From 09/04/2025

to

08/04/2026

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	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:

09/04/2026 13:29



Property Type: Townhouse

Comparable Properties



15 Miles St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,535,000

Method: Sold Before Auction

Date: 05/03/2026

Property Type: Townhouse (Res)



8a Uonga Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



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.