

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 14 Wavell Street, Bentleigh Vic 3204
Including suburb and postcode

Indicative selling price

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

Range between \$1,880,000 & \$1,980,000

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	43 Murray Rd ORMOND 3204	\$2,020,000	07/12/2025
2	29 Bewdley St ORMOND 3204	\$2,010,000	04/10/2025
3	53 Mckinnon Rd MCKINNON 3204	\$1,875,000	16/09/2025

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:

04/02/2026 12:24

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Property Type: House

Indicative Selling Price

\$1,880,000 - \$1,980,000

Median House Price

December quarter 2025: \$1,762,000

Comparable Properties



43 Murray Rd ORMOND 3204 (REI)



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2



4

Agent Comments

Price: \$2,020,000

Method: Private Sale

Date: 07/12/2025

Property Type: House

Land Size: 560 sqm approx



29 Bewdley St ORMOND 3204 (REI/VG)



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2



4

Agent Comments

Price: \$2,010,000

Method: Private Sale

Date: 04/10/2025

Property Type: House

Land Size: 697 sqm approx



53 McKinnon Rd MCKINNON 3204 (REI/VG)



4



2



1

Agent Comments

Price: \$1,875,000

Method: Private Sale

Date: 16/09/2025

Property Type: House

Land Size: 609 sqm approx

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