

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

20 Sandra Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,680,000

Median sale price

Median price \$1,675,250

Property Type House

Suburb Bentleigh

Period - From 29/07/2024

to

28/07/2025

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	19 Lesden St BENTLEIGH EAST 3165	\$1,605,000	28/06/2025
2	2 Wilma St BENTLEIGH 3204	\$1,700,000	21/06/2025
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:

29/07/2025 17:37



5

Property Type: House
Land Size: 594 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,680,000
Median House Price
29/07/2024 - 28/07/2025: \$1,675,250

Comparable Properties



19 Lesden St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 5

Price: \$1,605,000
Method: Sold Before Auction
Date: 28/06/2025
Property Type: House (Res)



2 Wilma St BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$1,700,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 600 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.