

# 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 50 Vasey Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,020,000

### Median sale price

Median price \$1,490,000

Property Type House

Suburb Bentleigh East

Period - From 25/05/2025

to 24/05/2026

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	35 Catherine Rd BENTLEIGH EAST 3165	\$1,030,000	23/05/2026
2	2/58 Wingate St BENTLEIGH EAST 3165	\$1,049,000	21/05/2026
3	1a Patricia St BENTLEIGH EAST 3165	\$990,000	27/04/2026

**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:

25/05/2026 14:39

Jayden Irving  
9593 4500  
0405 522 149

JaydenIrving@jellisrcraig.com.au

**Indicative Selling Price**

\$1,020,000

**Median House Price**

25/05/2025 - 24/05/2026: \$1,490,000



**Property Type:** House

## Comparable Properties



**35 Catherine Rd BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)



**Price:** \$1,030,000

**Method:** Auction Sale

**Date:** 23/05/2026

**Property Type:** House (Res)

**Land Size:** 343 sqm approx



**2/58 Wingate St BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)



**Price:** \$1,049,000

**Method:** Private Sale

**Date:** 21/05/2026

**Property Type:** Townhouse (Single)



**1a Patricia St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)



**Price:** \$990,000

**Method:** Sold Before Auction

**Date:** 27/04/2026

**Property Type:** Unit

**Land Size:** 253 sqm approx

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