

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

4/12 BENTLEY STREET WANTIRNA VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

2/2 NEWMAN ROAD WANTIRNA SOUTH VIC 3152

\$720,000

22-Mar-25

2/3 DALPURA DRIVE BAYSWATER VIC 3153

\$760,000

15-Feb-25

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 6 months.

This Statement of Information was prepared on: 15 July 2025



**2/2 NEWMAN ROAD WANTIRNA
SOUTH VIC 3152**

Sold Price

\$720,000

Sold Date

22-Mar-25

 2

 1

 2

Distance

1.01km



**2/3 DALPURA DRIVE BAYSWATER
VIC 3153**

Sold Price

\$760,000

Sold Date

15-Feb-25

 3

 2

 2

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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