

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

72 Wingate Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,240,000

&

\$1,320,000

Median sale price

Median price

\$1,520,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2025

to

30/06/2025

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	4 Brady Rd BENTLEIGH EAST 3165	\$1,300,000	10/07/2025
2	788 Centre Rd BENTLEIGH EAST 3165	\$1,392,000	05/07/2025
3	2 Omeo Ct BENTLEIGH EAST 3165	\$1,300,000	21/06/2025

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:

17/07/2025 12:19



 3  1  2

Rooms: 6

Property Type: House

Land Size: 603 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,240,000 - \$1,320,000

Median House Price

June quarter 2025: \$1,520,000

Comparable Properties



4 Brady Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 3  1  1

Price: \$1,300,000

Method: Sold Before Auction

Date: 10/07/2025

Property Type: House



788 Centre Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,392,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 593 sqm approx



2 Omeo Ct BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 3  1  3

Price: \$1,300,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 660 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480