

# 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

2 Wyuna Court, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

### 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	25 Gleniffer Av BRIGHTON EAST 3187	\$1,250,000	24/12/2025
2	39 Chapel Rd MOORABBIN 3189	\$1,250,000	20/12/2025
3	136 Rowans Rd MOORABBIN 3189	\$1,235,000	11/12/2025

**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:

24/02/2026 15:44

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3 1 3

Property Type: House

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
December quarter 2025: \$1,762,000

## Comparable Properties



25 Gleniffer Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 24/12/2025  
**Property Type:** House (Res)



39 Chapel Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 20/12/2025  
**Property Type:** House  
**Land Size:** 687 sqm approx



136 Rowans Rd MOORABBIN 3189 (REI)

Agent Comments

3 2 2

**Price:** \$1,235,000  
**Method:** Private Sale  
**Date:** 11/12/2025  
**Property Type:** House (Res)

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