

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

3 Sandra Grove, Bentleigh VIC 3204

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Bentleigh

Period - From

16/08/2025

to

15/02/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12 Lesden Street Bentleigh East VIC 3165	\$1,270,000	10/11/2025
39 Chapel Road Moorabbin VIC 3189	\$1,250,000	20/12/2025
12 Kalimna Street Bentleigh East VIC 3165	\$1,431,500	03/12/2025

This Statement of Information was prepared on:

16/02/2026