

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 2/739 Warrigal Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Bentleigh East

Period - From 02/02/2025 to 01/02/2026 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	2/4 Normanby St HUGHESDALE 3166	\$651,000	17/12/2025
2	5/12 Argyle St BENTLEIGH EAST 3165	\$600,000	05/11/2025
3	1/1272-1274 North Rd OAKLEIGH SOUTH 3167	\$600,000	08/09/2025

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: 02/02/2026 16:26



Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
02/02/2025 - 01/02/2026: \$745,000

Comparable Properties



2/4 Normanby St HUGHESDALE 3166 (REI/VG)

[Agent Comments](#)



Price: \$651,000
Method: Auction Sale
Date: 17/12/2025
Property Type: Unit



5/12 Argyle St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)



Price: \$600,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: Unit



1/1272-1274 North Rd OAKLEIGH SOUTH 3167 (REI)

[Agent Comments](#)



Price: \$600,000
Method: Private Sale
Date: 08/09/2025
Property Type: Unit
Land Size: 203 sqm approx