

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

2/589 South Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,237,500 Property Type Unit Suburb Bentleigh East

Period - From 18/12/2024 to 17/12/2025 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	2/33 Wingate St BENTLEIGH EAST 3165	\$852,000	27/11/2025
2	5/78 Wickham Rd HAMPTON EAST 3188	\$805,000	17/11/2025
3	102/18 Worthing Rd HIGHETT 3190	\$840,000	04/07/2025

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: 18/12/2025 15:19

Nick Renna
9194 1200
0411 551 190
nickrenna@jelliscraig.com.au



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
18/12/2024 - 17/12/2025: \$1,237,500

Comparable Properties



2/33 Wingate St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 2  1  1

Price: \$852,000
Method: Auction Sale
Date: 27/11/2025
Property Type: Unit



5/78 Wickham Rd HAMPTON EAST 3188 (REI)

[Agent Comments](#)

 2  1  2

Price: \$805,000
Method: Private Sale
Date: 17/11/2025
Property Type: Unit



102/18 Worthing Rd HIGHETT 3190 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$840,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200