

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

7 Ross Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,300,000 & \$2,400,000

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	49 Bent St BENTLEIGH 3204	\$2,330,000	22/11/2025
2	20 Lysbeth St MCKINNON 3204	\$2,200,000	25/10/2025
3	13 Queen St ORMOND 3204	\$2,400,000	13/09/2025

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:

05/02/2026 10:29

7 Ross Street, Bentleigh Vic 3204



 4  1  2

Property Type: House (Res)
Land Size: 720 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,400,000
Median House Price
December quarter 2025: \$1,762,000

Comparable Properties



49 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,330,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 574 sqm approx



20 Lysbeth St MCKINNON 3204 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,200,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 640 sqm approx



13 Queen St ORMOND 3204 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,400,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 752 sqm approx

Account - Buxton



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