

# 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

20 Rogers Road, 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

\$1,980,000

&

\$2,050,000

### Median sale price

Median price

\$1,700,000

Property Type

Other

Suburb

Bentleigh

Period - From

13/05/2025

to

11/11/2025

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
13 Northam Road Bentleigh East VIC 3165	\$1,878,500	08/11/2025
16B Harding Street Highett VIC 3190	\$1,970,000	25/10/2025
2A Malcolm Street McKinnon VIC 3204	\$2,130,000	23/08/2025

This Statement of Information was prepared on:

13/11/2025

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.