

# 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

2b Lindsay Street, 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

\$1,450,000

&

\$1,595,000

### Median sale price

Median price

\$1,528,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

10/03/2025

to

09/03/2026

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	218 Tucker Rd MCKINNON 3204	\$1,640,000	13/12/2025
2	2a Ellindale Av MCKINNON 3204	\$1,560,000	06/12/2025
3	9c St James Av BENTLEIGH 3204	\$1,610,000	19/11/2025

**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:

10/03/2026 10:01

2b Lindsay Street, Bentleigh Vic 3204



3 2 1

**Property Type:** Townhouse (Res)

**Land Size:** 317 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,595,000

**Median Townhouse Price**

10/03/2025 - 09/03/2026: \$1,528,000

## Comparable Properties



**218 Tucker Rd MCKINNON 3204 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** Townhouse (Res)



**2a Ellindale Av MCKINNON 3204 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 233 sqm approx



**9c St James Av BENTLEIGH 3204 (VG)**

Agent Comments

4 - -

**Price:** \$1,610,000

**Method:** Sale

**Date:** 19/11/2025

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Gary Peer & Associates Bentleigh | P: 88426800**



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