

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Address available on request

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2200,000

&

\$2,400,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$1,510,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertiessoldwithintwokilometresof theproperty for sale in the last 6 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




2D LEWIS STREET MCKINNON VIC 3204	\$2,177,500	18-Dec-25
2B BLYTHE STREET MURRUMBEENA VIC 3163	\$2,335,000	14-Jun-25
4B WALLACE AVENUE MURRUMBEENA VIC 3163	\$2,236,000	20-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 16 March 2026






2D LEWIS STREET MCKINNON VIC 3204 Sold Price ^{RS} \$2,177,500 ^{UN} Sold Date 18-Dec-25
 4  3  1  Distance 1.21km



2B BLYTHE STREET MURRUMBEENA VIC 3163 Sold Price \$2,335,000 Sold Date 14-Jun-25
 4  3  2  Distance 1.79km



4B WALLACE AVENUE MURRUMBEENA VIC 3163 Sold Price \$2,236,000 Sold Date 20-Feb-25
 4  3  1  Distance 1.02km

RS= Recent sale

UN= Undisclosed Sale

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