

# 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

41 Latham Street, Bentleigh East VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,600,000

&

\$1,650,000

### Median sale price

Median price

\$1,520,000

Property Type

House

Suburb

Bentleigh East

Period - From

22/10/2025

to

21/04/2026

Source

pdol

### 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
40 Barrington St, Bentleigh East Vic	\$1,650,000	13/04/2026
20 Almurta Rd, Bentleigh East Vic	\$1,605,000	25/11/2025
2 Veronica St, Bentleigh East Vic	\$1,610,000	08/11/2025

This Statement of Information was prepared on:

22/04/2026