

# 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

19 Almurta Road, 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)

Single price

\$1,500,000

### Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Bentleigh East

Period - From

18/08/2025

to

16/02/2026

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
25 Northam Road Bentleigh East VIC 3165	\$1,475,000	27/08/2025
56 Matilda Road Moorabbin VIC 3189	\$1,505,000	26/11/2025
28 Patricia Street Bentleigh East VIC 3165	\$1,520,000	18/10/2025

This Statement of Information was prepared on:

18/02/2026