

# 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 Mortimore 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 \$2,000,000 & \$2,100,000

### Median sale price

Median price \$1,762,000 Property Type House Suburb Bentleigh

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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	151 Tucker Rd BENTLEIGH 3204	\$1,920,000	21/02/2026
2	67 Mortimore St BENTLEIGH 3204	\$2,075,000	27/11/2025
3	15 Fromer St BENTLEIGH 3204	\$2,150,000	25/09/2025

**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.~~

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Property Type: House

**Indicative Selling Price**  
\$2,000,000 - \$2,100,000

**Median House Price**  
December quarter 2025: \$1,762,000

## Comparable Properties



151 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

4   3   3

**Price:** \$1,920,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 634 sqm approx



67 Mortimore St BENTLEIGH 3204 (REI)

Agent Comments

4   2   2

**Price:** \$2,075,000  
**Method:** Private Sale  
**Date:** 27/11/2025  
**Property Type:** House (Res)



15 Fromer St BENTLEIGH 3204 (REI)

Agent Comments

4   1   2

**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 25/09/2025  
**Property Type:** House  
**Land Size:** 854 sqm approx

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