

# 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

44b Mclean Avenue, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,780,000

&

\$1,880,000

### Median sale price

Median price \$1,775,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2025

to

31/03/2025

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	1a Dunoon Ct BRIGHTON EAST 3187	\$1,900,000	03/04/2025
2	8a Auckland St BENTLEIGH 3204	\$1,900,000	05/03/2025
3	15a Gray St BENTLEIGH EAST 3165	\$1,880,000	29/11/2024

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:

06/04/2025 10:27



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,780,000 - \$1,880,000  
Median House Price  
March quarter 2025: \$1,775,000

## Comparable Properties



1a Dunoon Ct BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,900,000  
Method: Auction Sale  
Date: 03/04/2025  
Property Type: Townhouse (Single)



8a Auckland St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,900,000  
Method: Private Sale  
Date: 05/03/2025  
Property Type: Townhouse (Single)



15a Gray St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,880,000  
Method: Private Sale  
Date: 29/11/2024  
Property Type: Townhouse (Single)  
Land Size: 292 sqm approx

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