

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$2,000,000

### Median sale price

Median price \$1,625,000 Property Type House Suburb Bentleigh

Period - From 01/10/2024 to 31/12/2024 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	33b Wright St BENTLEIGH 3204	\$1,980,000	17/08/2024
2	19b Vunabere Av BENTLEIGH 3204	\$1,975,000	26/04/2024
3	9B Somers St BENTLEIGH 3204	\$2,020,000	22/03/2024

**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:

29/01/2025 19:46



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,950,000 - \$2,000,000  
**Median House Price**  
December quarter 2024: \$1,625,000

## Comparable Properties



**33b Wright St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,980,000  
**Method:** Auction Sale  
**Date:** 17/08/2024  
**Property Type:** Townhouse (Res)



**19b Vunabere Av BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,975,000  
**Method:** Private Sale  
**Date:** 26/04/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 336 sqm approx



**9B Somers St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$2,020,000  
**Method:** Sold Before Auction  
**Date:** 22/03/2024  
**Property Type:** Townhouse (Res)

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