

# 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 \$1,900,000 & \$2,000,000

### Median sale price

Median price \$1,468,000 Property Type Townhouse Suburb Bentleigh

Period - From 06/02/2024 to 05/02/2025 Source Property Data

### 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	564a Centre Rd BENTLEIGH 3204	\$1,920,000	21/09/2024
2	35b Somers St BENTLEIGH 3204	\$1,960,000	10/02/2024
3	41b Somers St BENTLEIGH 3204	\$1,935,000	10/02/2024

**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:

06/02/2025 07:32



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,900,000 - \$2,000,000  
**Median Townhouse Price**  
06/02/2024 - 05/02/2025: \$1,468,000

## Comparable Properties



**564a Centre Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,920,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 298 sqm approx



**35b Somers St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,960,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** Townhouse (Res)



**41b Somers St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,935,000  
**Method:** Private Sale  
**Date:** 10/02/2024  
**Property Type:** Townhouse (Single)

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