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

10 MULSANNE LANE BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$2,080,000	&	\$2,288,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,450,000	Prop	erty type	type House		Suburb	Bentleigh East
Period-from	01 Oct 2024	to	30 Sep 2	2025	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 6 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
20 CARINYA ROAD BENTLEIGH EAST VIC 3165	\$2,115,000	30-Aug-25
5 DUCKMANTON COURT BENTLEIGH EAST VIC 3165	\$2,100,000	11-Oct-25
26B ARGYLE STREET BENTLEIGH EAST VIC 3165	\$2,100,000	07-Aug-25

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 6 months.

This Statement of Information was prepared on: 23 October 2025





Cathy Yuan

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20 CARINYA ROAD BENTLEIGH EAST VIC 3165

Sold Price

RS **\$2,115,000** UN Sold Date **30-Aug-25**

₾ 2 \triangle 2 Distance

1.49km



5 DUCKMANTON COURT BENTLEIGH EAST VIC 3165

₾ 2

Sold Price

*\$**2,100,000** Sold Date

11-Oct-25

Distance 1.97km



26B ARGYLE STREET BENTLEIGH Sold Price EAST VIC 3165

\$2,100,000 Sold Date 07-Aug-25

Distance

0.39km

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RS = Recent sale

UN = Undisclosed Sale

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