

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

\$2,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,472,500

Property type

House

Suburb

Bentleigh East

Period-from

01 Dec 2024

to

30 Nov 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

61 LATHAM STREET BENTLEIGH EAST VIC 3165	\$2,410,000	06-Sep-25
6 ROSELYN CRESCENT BENTLEIGH EAST VIC 3165	\$2,660,000	02-Aug-25
12 WALNUT STREET ORMOND VIC 3204	\$2,513,000	29-Nov-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: 12 December 2025

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61 LATHAM STREET BENTLEIGH EAST VIC 3165

 5  3  2

Sold Price

^{RS}

\$2,410,000

Sold Date

06-Sep-25

Distance

0.62km



6 ROSELYN CRESCENT BENTLEIGH EAST VIC 3165

 5  3  2

Sold Price

\$2,660,000

Sold Date

02-Aug-25

Distance

1.58km



12 WALNUT STREET ORMOND VIC 3204

 5  2  2

Sold Price

^{RS}

\$2,513,000

Sold Date

29-Nov-25

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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