

# 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

12a London Street, 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

\$1,750,000

&

\$1,850,000

### Median sale price

Median price

\$880,000

Property Type

Unit

Suburb

Bentleigh

Period - From

11/02/2025

to

10/08/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12A Harding Street Bentleigh VIC 3204	\$1,755,000	12/03/2025
2B Malcolm Street McKinnon VIC 3204	\$1,850,000	17/06/2025
317A McKinnon Road Bentleigh East VIC 3165	\$1,770,000	16/05/2025

This Statement of Information was prepared on:

11/08/2025