## 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

22 LEINSTER STREET ORMOND VIC 3204

#### 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	\$2,550,000	&	\$2,700,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,860,000	Prope	erty type	y type House		Suburb	Ormond
Period-from	01 Nov 2024	to	31 Oct 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
38 LINDSAY STREET BENTLEIGH VIC 3204	\$2,630,000	10-Oct-25
16 BLAIR STREET BENTLEIGH VIC 3204	\$2,600,000	31-Aug-25
6 ROSELYN CRESCENT BENTLEIGH EAST VIC 3165	\$2,660,000	02-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: 10 November 2025





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38 LINDSAY STREET BENTLEIGH VIC 3204

Sold Price \*\$2,630,000 UN Sold Date 10-Oct-25

**■** 5

Distance

0.81km



16 BLAIR STREET BENTLEIGH VIC Sold Price S2,600,000 Sold Date 31-Aug-25 3204

₩ 3

Distance

1.35km



6 ROSELYN CRESCENT BENTLEIGH Sold Price EAST VIC 3165

\*\$2,660,000 Sold Date 02-Aug-25

二 5

₩ 3

Distance

1.2km

**RS** = Recent sale

UN = Undisclosed Sale

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