

A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange canopy is set up on a paved patio. Next to it is a wooden stool made of a tree stump, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and lush greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

**RayWhite.**

# Statement of information

48 GLADESVILLE DRIVE, BENTLEIGH EAST, VIC 3165  
PREPARED BY MATT HURLSTON, RAY WHITE BENTLEIGH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 48 GLADESVILLE DRIVE, BENTLEIGH

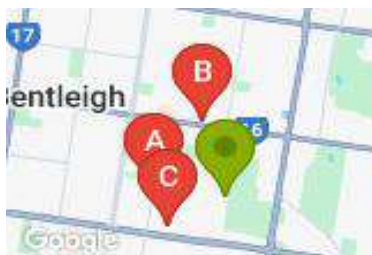
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$1,700,000 to \$1,800,000**

Provided by: Jamila Christensen, Ray White Bentleigh

## MEDIAN SALE PRICE



## BENTLEIGH EAST, VIC, 3165

Suburb Median Sale Price (House)

**\$1,488,000**

01 July 2024 to 30 June 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



## 315 CHESTERVILLE RD, BENTLEIGH EAST, VIC

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## Sale Price

**\$1,700,000**

Sale Date: 04/04/2025

Distance from Property: 957m



## 2 DOVER ST, BENTLEIGH EAST, VIC 3165

5
 2
 2

## Sale Price

**\$1,719,500**

Sale Date: 27/03/2025

Distance from Property: 1.1km



## 65 WINGATE ST, BENTLEIGH EAST, VIC 3165

5
 2
 4

## Sale Price

**\*\*\$1,800,000**

Sale Date: 12/04/2025

Distance from Property: 877m



This report has been compiled on 15/08/2025 by Ray White Bentleigh. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

48 GLADESVILLE DRIVE, BENTLEIGH EAST, VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$1,700,000 to \$1,800,000

### Median sale price

Median price

\$1,488,000

Property type

House

Suburb

BENTLEIGH EAST

Period

01 July 2024 to 30 June 2025

Source



### Comparable property sales

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

|                                               |               |            |
|-----------------------------------------------|---------------|------------|
| 315 CHESTERVILLE RD, BENTLEIGH EAST, VIC 3165 | \$1,700,000   | 04/04/2025 |
| 2 DOVER ST, BENTLEIGH EAST, VIC 3165          | \$1,719,500   | 27/03/2025 |
| 65 WINGATE ST, BENTLEIGH EAST, VIC 3165       | **\$1,800,000 | 12/04/2025 |

This Statement of Information was prepared on:

15/08/2025