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	2b Lindsay Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,450,000 & $1,595,000

Median sale price

Median price $1,528,000 Property Type Townhouse Suburb Bentleigh

Period - From 10/03/2025 to 09/03/2026 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	218 Tucker Rd MCKINNON 3204	$1,640,000	13/12/2025
2	2a Ellindale Av MCKINNON 3204	$1,560,000	06/12/2025
3	9c St James Av BENTLEIGH 3204	$1,610,000	19/11/2025

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 six months.~~

This Statement of Information was prepared on: 10/03/2026 10:01

2b Lindsay Street, Bentleigh Vic 3204



3 2 1

Property Type: Townhouse (Res)
Land Size: 317 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,595,000
Median Townhouse Price
10/03/2025 - 09/03/2026: $1,528,000

Comparable Properties



218 Tucker Rd MCKINNON 3204 (REI/VG)

4 2 2

Price: $1,640,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Townhouse (Res)

Agent Comments



2a Ellindale Av MCKINNON 3204 (REI/VG)

3 2 1

Price: $1,560,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 233 sqm approx

Agent Comments



9c St James Av BENTLEIGH 3204 (VG)

4 - -

Price: $1,610,000
Method: Sale
Date: 19/11/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Gary Peer & Associates Bentleigh | P: 88426800

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