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	41 Latham Street, Bentleigh East VIC 3165

Indicative selling price

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

Single price	$1,600,000

Median sale price

Median price	$1,520,000	Property Type	House	Suburb	Bentleigh East
Period - From	18/11/2025	to	17/05/2026	Source	pdol

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
43 Northam Rd, Bentleigh East Vic	$1,630,000	02/05/2026
36 Catherine Rd, Bentleigh East Vic	$1,595,000	02/05/2026
16 Bray Ct, Bentleigh East Vic	$1,600,000	22/04/2026

This Statement of Information was prepared on: 18/05/2026