# 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<br>Including suburb and postcode | 18 Gladwyn Avenue, Bentleigh East VIC 3165 |

## Indicative selling price

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

| | |
|---|---|
| Single price | $1,650,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,530,000 | Property Type | House | Suburb | Bentleigh East |
| Period - From | 15/11/2025 | to | 14/05/2026 | 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 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 |
|---|---|---|
| 293 McKinnon Road McKinnon VIC 3204 | $1,655,000 | 11/04/2026 |
| 62 Hall Street Ormond VIC 3204 | $1,700,000 | 08/04/2026 |
| 7 Juliana Street Bentleigh East VIC 3165 | $1,590,000 | 22/11/2025 |

This Statement of Information was prepared on: 15/05/2026