Property Price Statement

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

| **Date prepared** | 01/10/2026 |
|---|---|

## Property offered for sale

| Address<br>Including suburb and postcode | 45 Stockdale Avenue, Bentleigh East VIC 3165 |
|---|---|

## Key features of the property

| **Building Type** | **# of bedrooms** | **# of bathrooms** | **# of car spaces** | **Internal floor space (in m²)** | **Total land size (in m²)** |
|---|---|---|---|---|---|
| House | 3 | 2 | 3 | 120m2 | 585m2 |

## Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

| ~~Single price~~ | ~~$~~ |
|---|---|

or

| Range between | $1,300,000 | & | $1,350,000 |
|---|---|---|---|

## Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

| Seller's reserve price | $ N/A |
|---|---|

## Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

| Median price | $1,460,000 | Property type | House | Suburb | Bentleigh East |
|---|---|---|---|---|---|

| Period: from | 01/07/2025 | to | 30/06/2026 | Source | REIV |
|---|---|---|---|---|---|

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For more information visit
consumer.vic.gov.au/underquoting

## Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

**Comparable property 1**

| Address | Sale price | Date of sale |
|---|---|---|
| 49 Edinburgh St BENTLEIGH EAST 3165 | $1,305,000 | 12/09/2026 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
|---|---|---|---|---|---|
| House | 3 | 1 | 2 | 120m2 approx* | 597m2 |

*The floorplan online supports an estimate of approximately 120 m² for the main home, excluding the garage, alfresco, porch and separate studio estimated **115–125 m²** overall.- **This is an indicative estimate to the best of our knowledge.**

**Comparable property 2**

| Address | Sale price | Date of sale |
|---|---|---|
| 34 Gardeners Rd BENTLEIGH EAST 3165 | $1,325,000 | 30/05/2026 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
|---|---|---|---|---|---|
| House | 3 | 2 | 4 | 125m2 approx* | 608m2 |

*the floor plan online supports an estimate of approximately 125 m² of internal floor area for the main home, with an indicative range of 120–130 m², excluding the garage, porch and outdoor covered area. **This is an indicative estimate to the best of our knowledge.**

**Comparable property 3**

| Address | Sale price | Date of sale |
|---|---|---|
| 17 Waratah St BENTLEIGH EAST 3165 | $1,350,000 | 05/05/2026 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
|---|---|---|---|---|---|
| House | 3 | 1 | 2 | 85m2 approx* | 599m2 |

The floorplan online supports approximately 85 m² of internal floor area, with an indicative range of 80–90 m², excluding the undercover alfresco, covered porch and carport. **This is an indicative estimate to the best of our knowledge**

## Reason there are fewer than three comparable properties

☐ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties: [*Insert N/A if there were three comparable properties*]

## Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

| | |
|---|---|
| Sale price | $1,350,000<br>_____ |
| Unconditional sale date | 02/10/2026 |