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	2/44 Lindsay Street, Bentleigh VIC 3204

Indicative selling price

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

Single price $1,355,000

Median sale price

Median price $947,000 Property Type Unit Suburb Bentleigh

Period - From 01/09/2024 to 28/02/2025 Source core_logic

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
29 Buckingham Avenue Bentleigh VIC 3204	$1,325,000	03/01/2025
2/26 Wicklow Street Ormond VIC 3204	$1,375,000	14/11/2024
1/4A Bevis Street Bentleigh East VIC 3165	$1,305,000	15/02/2025

This Statement of Information was prepared on: 01/03/2025