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	4/1036 North Road, Bentleigh East VIC 3165

Indicative selling price

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

Single price	$519,000

Median sale price

Median price	$1,056,000	Property Type	Unit	Suburb	Bentleigh East
Period - From	12/10/2024	to	11/04/2025	Source	core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
27/50 Poath Road Hughesdale VIC 3166	$531,000	17/12/2024

This Statement of Information was prepared on: 12/04/2025