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 Gladwyn Avenue, Bentleigh East VIC 3165

Indicative selling price

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

Single price	$1,715,000

Median sale price

Median price	$1,460,000	Property Type	House	Suburb	Bentleigh East
Period - From	26/09/2024	to	25/03/2025	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
361 McKinnon Road Bentleigh East VIC 3165	$1,715,000	01/03/2025
27 Wavell Street Bentleigh VIC 3204	$1,782,000	01/03/2025
12 Bethwyn Street Bentleigh East VIC 3165	$1,750,000	10/11/2024

This Statement of Information was prepared on: 26/03/2025