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	46a Lindsay Street, Bentleigh VIC 3204

Indicative selling price

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

Range between $1,550,000 & $1,600,000

Median sale price

Median price $937,500 Property Type Unit Suburb Bentleigh

Period - From 29/10/2024 to 28/04/2025 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
44A Elimatta Road Carnegie VIC 3163	$1,576,000	12/04/2025
11A Crosbie Road Murrumbeena VIC 3163	$1,600,000	20/12/2024
1/12 Crosbie Road Murrumbeena VIC 3163	$1,572,500	08/12/2024

This Statement of Information was prepared on: 30/04/2025