# 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<br>Including suburb and postcode | 2/5 Small Road, Bentleigh VIC 3204 |

## Indicative selling price

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

Single price $1,400,000

## Median sale price

Median price $1,610,000 Property Type House Suburb Bentleigh

Period - From 12/12/2024 to 11/06/2025 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 |
|---|---|---|
| 1/31 Mavho Street Bentleigh VIC 3204 | $1,350,000 | 05/04/2025 |
| | | |
| | | |

This Statement of Information was prepared on: 12/06/2025