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 | 34 Lindsay Street, Bentleigh VIC 3204 |

## Indicative selling price

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

Range between $1,820,000 & $1,880,000

## Median sale price

Median price $1,670,000 Property Type House Suburb Bentleigh

Period - From 22/02/2025 to 21/08/2025 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 |
|---|---|---|
| 4 Gladwyn Avenue Bentleigh East VIC 3165 | $1,860,000 | 28/03/2025 |
| 46 Stewart Street Ormond VIC 3204 | $1,835,000 | 20/03/2025 |
| 11 Charles Street Bentleigh East VIC 3165 | $1,850,000 | 17/04/2025 |

This Statement of Information was prepared on: 22/08/2025