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	9 Adrian Street, Bentleigh East VIC 3165

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 $1,438,500 Property Type House Suburb Bentleigh East

Period - From 27/02/2025 to 26/08/2025 Source Cotality™

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
7 Pollina Street Bentleigh East VIC 3165	$1,572,500	19/08/2025
3 Bruthen Street Moorabbin VIC 3189	$1,575,000	15/08/2025
1 Geel Street Bentleigh VIC 3204	$1,575,000	21/06/2025

This Statement of Information was prepared on: 28/08/2025