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	23 Oak Street, Bentleigh VIC 3204

Indicative selling price

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

Range between $2,990,000 & $3,289,000

Median sale price

Median price $1,675,250 Property Type House Suburb Bentleigh

Period - From 19/03/2025 to 18/09/2025 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
20 Bourneville Avenue Brighton East VIC 3187	$2,950,000	26/08/2025
15 Strathmore Street Bentleigh VIC 3204	$3,028,888	09/04/2025
14 Wright Street Bentleigh VIC 3204	$3,120,000	16/08/2025

This Statement of Information was prepared on: 19/09/2025