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	25b Lancaster Street, Bentleigh East VIC 3165

Indicative selling price

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

Single price	$1,750,000

Median sale price

Median price	$1,005,000	Property Type	Unit	Suburb	Bentleigh East
Period - From	25/04/2025	to	24/10/2025	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
38B Moylan Street Bentleigh East VIC 3165	$1,850,000	22/10/2025
9A Lord Street McKinnon VIC 3204	$1,900,000	08/10/2025
19A Stockdale Avenue Bentleigh East VIC 3165	$1,820,000	01/10/2025

This Statement of Information was prepared on: 25/10/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.