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	18 Smith Street, Bentleigh VIC 3204

Indicative selling price

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

Single price	$2,295,000

Median sale price

Median price	$1,700,000	Property Type	House	Suburb	Bentleigh
Period - From	22/05/2025	to	21/11/2025	Source	Cotality™

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
9 Valkstone Street Bentleigh East VIC 3165	$2,245,000	13/09/2025

This Statement of Information was prepared on: 22/11/2025