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	5g Mackie Road, Bentleigh East VIC 3165

Indicative selling price

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

Range between $1,000,000 & $1,050,000

Median sale price

Median price $1,050,000 Property Type Unit Suburb Bentleigh East

Period - From 11/05/2025 to 10/11/2025 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
5A Mackie Road Bentleigh East VIC 3165	$1,060,000	31/05/2025
1004 North Road Bentleigh East VIC 3165	$1,100,000	06/09/2025
1/32 Elizabeth Street Bentleigh East VIC 3165	$1,045,000	04/10/2025

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