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	21 Stratford Avenue, Bentleigh East VIC 3165

Indicative selling price

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

Range between $1,450,000 & $1,500,000

Median sale price

Median price $1,480,000 Property Type House Suburb Bentleigh East

Period - From 28/07/2025 to 27/01/2026 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
17 Bray Court Bentleigh East VIC 3165	$1,460,000	22/10/2025
18 Marlborough Street Bentleigh East VIC 3165	$1,530,000	23/08/2025
12 Keswick Street Bentleigh East VIC 3165	$1,520,000	19/12/2025

This Statement of Information was prepared on: 28/01/2026