

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

38 Lindsay Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$1,752,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2025

to 30/06/2025

Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	29 Eddys Gr BENTLEIGH 3204	\$2,700,000	15/07/2025
2	44 Stewart St ORMOND 3204	\$2,517,000	21/06/2025
3	24 Lawson St BENTLEIGH 3204	\$2,450,000	17/04/2025

OR

~~**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.~~

This Statement of Information was prepared on:

23/07/2025 14:59

38 Lindsay Street, Bentleigh Vic 3204

RayWhite

Michael Renzella

03 9568 2000

0400 105 005

michael.renzella@raywhite.com

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

June quarter 2025: \$1,752,500



 5  3  3

Rooms: 7

Property Type: House (Res)

Land Size: 686 sqm approx

Agent Comments

Comparable Properties



29 Eddys Gr BENTLEIGH 3204 (REI)

Agent Comments

 5  2  2

Price: \$2,700,000

Method: Private Sale

Date: 15/07/2025

Property Type: House

Land Size: 681 sqm approx



44 Stewart St ORMOND 3204 (REI)

Agent Comments

 4  2  2

Price: \$2,517,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)



24 Lawson St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$2,450,000

Method: Private Sale

Date: 17/04/2025

Property Type: House

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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