

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 \$2,200,000

&

\$2,400,000

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	44 Stewart St ORMOND 3204	\$2,517,000	21/06/2025
2	23 Campbell St BENTLEIGH 3204	\$2,200,000	21/06/2025
3	14 Lysbeth St MCKINNON 3204	\$2,450,000	24/05/2025

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:

30/07/2025 13:03



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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

June quarter 2025: \$1,752,500



5 3 3

Property Type: House
Land Size: 682 sqm approx
Agent Comments

Comparable Properties



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)



23 Campbell St BENTLEIGH 3204 (REI)

Agent Comments

5 2 4

Price: \$2,200,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 750 sqm approx



14 Lysbeth St MCKINNON 3204 (REI)

Agent Comments

4 2 3

Price: \$2,450,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 730 sqm approx

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



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