

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

5B Ardwick Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,051,200 Property Type Unit Suburb Bentleigh

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales

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	46a Lindsay St BENTLEIGH 3204	\$1,600,000	24/05/2025
2	13b Hinkler Av BENTLEIGH EAST 3165	\$1,550,000	23/05/2025
3	18b Durban St BENTLEIGH 3204	\$1,600,000	03/04/2025

This Statement of Information was prepared on:

18/07/2025