

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

11 BENTLEY ROAD MCCRAE VIC 3938

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Mccrae

Period-from

01 Jun 2025

to

31 May 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 6 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

29 LYON STREET ROSEBUD VIC 3939	\$885,000	29-Jan-26
13 PATERSON STREET ROSEBUD VIC 3939	\$895,000	27-Mar-26
352 BAYVIEW ROAD ROSEBUD VIC 3939	\$873,000	30-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 15 June 2026



29 LYON STREET ROSEBUD VIC 3939

3 1 2

Sold Price

\$885,000

Sold Date

29-Jan-26

Distance

0.57km



13 PATERSON STREET ROSEBUD VIC 3939

3 1 1

Sold Price

^{RS} **\$895,000**

Sold Date

27-Mar-26

Distance

1.08km



352 BAYVIEW ROAD ROSEBUD VIC 3939

4 2 2

Sold Price

\$873,000

Sold Date

30-Jan-26

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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