

# 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

32 Mckittrick Road, Bentleigh VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,745,000

Property Type

House

Suburb

Bentleigh

Period - From

24/09/2025

to

22/03/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property        | Price       | Date of sale |
|---------------------------------------|-------------|--------------|
| 1 Browns Road Bentleigh East VIC 3165 | \$1,770,000 | 10/10/2025   |
|                                       |             |              |
|                                       |             |              |

This Statement of Information was prepared on:

24/03/2026