

# 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

4a Wright Street, 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 \$1,775,000 & \$1,850,000

### Median sale price

Median price \$1,530,000 Property Type Townhouse Suburb Bentleigh

Period - From 24/02/2025 to 23/02/2026 Source Property Data

### 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	9a Lord St MCKINNON 3204	\$1,900,000	09/10/2025
2	12A Mckinnon Rd MCKINNON 3204	\$1,761,000	24/09/2025
3			

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.~~

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4   3   2

Property Type: Townhouse

**Indicative Selling Price**  
\$1,775,000 - \$1,850,000  
**Median Townhouse Price**  
24/02/2025 - 23/02/2026: \$1,530,000

## Comparable Properties



9a Lord St MCKINNON 3204 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,900,000  
**Method:** Sold Before Auction  
**Date:** 09/10/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 295 sqm approx



12A Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,761,000  
**Method:** Private Sale  
**Date:** 24/09/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 347 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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