

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

10 Cushing Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,785,000

Property Type

House

Suburb

Bentleigh

Period - From

01/04/2026

to

30/06/2026

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	21 Charlton St BENTLEIGH 3204	\$1,440,000	30/05/2026
2	32 Cadby Av ORMOND 3204	\$1,590,000	27/05/2026
3	18 Gladwyn Av BENTLEIGH EAST 3165	\$1,615,000	23/05/2026

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:

28/07/2026 10:50



3 2 2

Property Type: House

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
June quarter 2026: \$1,785,000

Comparable Properties



21 Charlton St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,440,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)



32 Cadby Av ORMOND 3204 (REI)

Agent Comments

2 1 3

Price: \$1,590,000
Method: Private Sale
Date: 27/05/2026
Property Type: House
Land Size: 696 sqm approx



18 Gladwyn Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 4

Price: \$1,615,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)