

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

2/45 North Avenue, Bentleigh VIC 3204

Indicative selling price

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

Range between

\$1,175,000

&

\$1,225,000

Median sale price

Median price

\$935,000

Property Type

Unit

Suburb

Bentleigh

Period - From

19/02/2026

to

18/08/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/89 Wheatley Road McKinnon VIC 3204	\$1,221,000	22/02/2026
2/6 Harper Avenue Bentleigh East VIC 3165	\$1,180,000	20/04/2026
3/486 Bluff Road Hampton VIC 3188	\$1,180,000	12/05/2026

This Statement of Information was prepared on:

19/08/2026