

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

35 Scotts Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,750,000

Property Type House

Suburb Bentleigh

Period - From 22/05/2025

to

21/05/2026

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	6 McKittrick Rd BENTLEIGH 3204	\$1,550,000	01/05/2026
2	16 Bray Ct BENTLEIGH EAST 3165	\$1,600,000	22/04/2026
3	20 Hutchinson St BENTLEIGH 3204	\$1,500,000	10/12/2025

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:

22/05/2026 12:38



Property Type: House

Land Size: 587 sqm approx

Agent Comments

Comparable Properties



6 McKittrick Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 01/05/2026

Property Type: House (Res)

Land Size: 691 sqm approx



16 Bray Ct BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,600,000

Method: Private Sale

Date: 22/04/2026

Property Type: House (Res)

Land Size: 779 sqm approx



20 Hutchinson St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 10/12/2025

Property Type: House

Land Size: 670 sqm approx