

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

4 BALMORAL AVENUE BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,190,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 May 2025

to

30 Apr 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 6 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

2/1 BETHS STREET BENTLEIGH VIC 3204	\$1,200,000	19-Dec-25
2/26 JEFFREY STREET BENTLEIGH VIC 3204	\$1,130,000	29-Nov-25
3/7 STATION AVENUE MCKINNON VIC 3204	\$1,103,000	12-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 13 May 2026

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2/1 BETHS STREET BENTLEIGH VIC 3204 Sold Price **\$1,200,000** Sold Date **19-Dec-25**

 3  2  2

Distance **0.1km**



2/26 JEFFREY STREET BENTLEIGH VIC 3204 Sold Price **\$1,130,000** Sold Date **29-Nov-25**

 3  2  2

Distance **0.32km**



3/7 STATION AVENUE MCKINNON VIC 3204 Sold Price **\$1,103,000** Sold Date **12-Dec-25**

 3  2  2

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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