

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 Godfrey Street, Bentleigh VIC 3204

Indicative selling price

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

Range between

\$1,880,000

&

\$1,980,000

Median sale price

Median price

\$1,755,000

Property Type

House

Suburb

Bentleigh

Period - From

02/10/2025

to

01/04/2026

Source

pdol

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
151 Tucker Rd, Bentleigh Vic	\$1,920,000	21/02/2026
15 Jean St, Mckinnon Vic	\$1,900,000	20/11/2025
7 Adam St, Bentleigh Vic	\$1,885,000	21/02/2026

This Statement of Information was prepared on:

02/04/2026