

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 41 Valkstone Street, Bentleigh East, Vic 3165

Indicative selling price

Single Range \$1,750,000 -
\$1,795,000

Median sale price

Median price \$1,470,000

Property type House

Suburb Bentleigh East

Period - From 01/03/2026

to

01/06/2026

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22 Lewis Street, McKinnon Vic 3204	\$1,900,000	06/05/2026
12 Wavell Street, McKinnon Vic 3204	\$1,800,000	21/03/2026
4 Hall Street, McKinnon Vic 3204	\$1,900,000	26/02/2026

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: 25/06/2026