

## 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

19 THE HIGHWAY BENTLEIGH VIC 3204

### Indicative selling price

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

Single-Price

or range  
between

\$2,350,000

&

\$2,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,737,000

Property type

House

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

250 BOORAN ROAD ORMOND VIC 3204	\$2,550,000	19-Nov-25
32 OSBORNE AVENUE MCKINNON VIC 3204	\$2,520,000	24-Mar-26

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: 06 May 2026



**250 BOORAN ROAD ORMOND VIC 3204**

Sold Price

**\$2,550,000**

Sold Date

**19-Nov-25**

 6  5  2

Distance

**1.98km**



**32 OSBORNE AVENUE MCKINNON VIC 3204**

Sold Price

**\$2,520,000**

Sold Date

**24-Mar-26**

 5  3  2

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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