

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

38 Lindsay Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$2,600,000

&

\$2,800,000

Median sale price

Median price

\$1,686,000

Property Type

House

Suburb

Bentleigh

Period - From

20/08/2024

to

19/08/2025

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 Roselyn Cr BENTLEIGH EAST 3165	\$2,660,000	02/08/2025
2	29 Eddys Gr BENTLEIGH 3204	\$2,700,000	15/07/2025
3	68 Brewer Rd BENTLEIGH 3204	\$2,575,000	05/05/2025

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:

20/08/2025 11:28

38 Lindsay Street, Bentleigh Vic 3204

RayWhite

Michael Renzella

03 9568 2000

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michael.renzella@raywhite.com

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

20/08/2024 - 19/08/2025: \$1,686,000



5 3 3

Property Type: House (Res)

Land Size: 682 sqm approx

Agent Comments

Comparable Properties



6 Roselyn Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

5 3 3

Price: \$2,660,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)



29 Eddys Gr BENTLEIGH 3204 (REI)

Agent Comments

5 2 2

Price: \$2,700,000

Method: Private Sale

Date: 15/07/2025

Property Type: House

Land Size: 681 sqm approx



68 Brewer Rd BENTLEIGH 3204 (REI)

Agent Comments

5 4 2

Price: \$2,575,000

Method: Private Sale

Date: 05/05/2025

Property Type: House

Land Size: 646 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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