

# 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

10 Gladwyn Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,850,000

&

\$3,135,000

### Median sale price

Median price \$1,460,000

Property Type House

Suburb Bentleigh East

Period - From 28/07/2025

to

27/07/2026

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 | 9 Rochford St BENTLEIGH EAST 3165 | \$3,375,000 | 22/07/2026   |
| 2 | 19 The Highway BENTLEIGH 3204     | \$2,610,000 | 06/06/2026   |
| 3 | 32 Osborne Av MCKINNON 3204       | \$2,520,000 | 25/03/2026   |

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:

28/07/2026 16:50



 5  3  3

**Property Type:** House  
**Land Size:** 585 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,850,000 - \$3,135,000  
**Median House Price**  
28/07/2025 - 27/07/2026: \$1,460,000

## Comparable Properties



**9 Rochford St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 5  4  3

**Price:** \$3,375,000  
**Method:** Private Sale  
**Date:** 22/07/2026  
**Property Type:** House  
**Land Size:** 650 sqm approx



**19 The Highway BENTLEIGH 3204 (REI)**

**Agent Comments**

 5  5  2

**Price:** \$2,610,000  
**Method:** Auction Sale  
**Date:** 06/06/2026  
**Property Type:** House (Res)



**32 Osborne Av MCKINNON 3204 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$2,520,000  
**Method:** Auction Sale  
**Date:** 25/03/2026  
**Property Type:** House  
**Land Size:** 602 sqm approx

**Account - Barry Plant** | P: 03 9874 3355