

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Bentleigh East

Period - From 21/09/2025

to

20/09/2026

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	55 Edinburgh St BENTLEIGH EAST 3165	\$2,690,000	13/08/2026
2	9 Rochford St BENTLEIGH EAST 3165	\$3,375,000	14/07/2026
3	19 The Highway BENTLEIGH 3204	\$2,610,000	06/06/2026

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:

21/09/2026 10:30



 5  3  3

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

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
21/09/2025 - 20/09/2026: \$1,440,000

Comparable Properties



55 Edinburgh St BENTLEIGH EAST 3165 (REI)

Agent Comments

 5  5  4

Price: \$2,690,000
Method: Private Sale
Date: 13/08/2026
Property Type: House
Land Size: 591 sqm approx



9 Rochford St BENTLEIGH EAST 3165 (REI)

Agent Comments

 5  4  3

Price: \$3,375,000
Method: Private Sale
Date: 14/07/2026
Property Type: House (Res)
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)

Account - Barry Plant | P: 03 9874 3355