

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 6 Gwendoline Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$1,762,000 Property Type House Suburb Bentleigh

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	209 Were St BRIGHTON EAST 3187	\$3,000,000	21/11/2025
2	23 Oak St BENTLEIGH 3204	\$3,230,000	25/10/2025
3	6 Beltane Av BRIGHTON EAST 3187	\$3,320,000	08/09/2025

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: 18/02/2026 11:47



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Property Type: House (Res)

Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

December quarter 2025: \$1,762,000

Comparable Properties



209 Were St BRIGHTON EAST 3187 (REI)

Agent Comments

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Price: \$3,000,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: House (Res)

Land Size: 616 sqm approx



23 Oak St BENTLEIGH 3204 (REI)

Agent Comments

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Price: \$3,230,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 766 sqm approx



6 Beltane Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

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  2

Price: \$3,320,000

Method: Private Sale

Date: 08/09/2025

Property Type: House (Res)

Land Size: 662 sqm approx

Account - Marshall White | P: 03 9822 9999



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