

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 Austin Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,850,000 & \$2,030,000

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	43 Bent St BENTLEIGH 3204	\$2,000,000	08/12/2025
2	24 Mawby Rd BENTLEIGH EAST 3165	\$1,942,000	07/12/2025
3	43 Murray Rd ORMOND 3204	\$2,020,000	07/12/2025

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: 10/02/2026 10:27



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Property Type: House

Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,030,000
Median House Price
December quarter 2025: \$1,762,000

Comparable Properties



43 Bent St BENTLEIGH 3204 (REI)

Agent Comments

3 2 3

Price: \$2,000,000
Method: Auction Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 584 sqm approx



24 Mawby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

5 2 3

Price: \$1,942,000
Method: Private Sale
Date: 07/12/2025
Property Type: House (Res)
Land Size: 725 sqm approx



43 Murray Rd ORMOND 3204 (REI)

Agent Comments

4 2 4

Price: \$2,020,000
Method: Private Sale
Date: 07/12/2025
Property Type: House
Land Size: 560 sqm approx