

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

1 Osborne Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$3,400,000

&

\$3,700,000

Median sale price

Median price \$1,785,000

Property Type House

Suburb Bentleigh

Period - From 01/04/2026

to

30/06/2026

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	6 Gwendoline Av BENTLEIGH 3204	\$3,400,000	14/03/2026
2			
3			

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:

20/08/2026 14:52

1 Osborne Avenue, Bentleigh Vic 3204

JellisCraig

Nick Renna
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Indicative Selling Price
\$3,400,000 - \$3,700,000
Median House Price
June quarter 2026: \$1,785,000



6 5 6

Property Type: House
Agent Comments

Comparable Properties



6 Gwendoline Av BENTLEIGH 3204 (REI/VG)

Agent Comments

5 5 2

Price: \$3,400,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 665 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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