

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

21 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,360,000

Median sale price

Median price

\$1,820,000

Property Type

House

Suburb

Bentleigh

Period - From

01/01/2026

to

31/03/2026

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	29 Brewer Rd BENTLEIGH 3204	\$1,320,000	14/05/2026
2	128 Patterson Rd BENTLEIGH 3204	\$1,325,000	05/05/2026
3	21 Lawson St BENTLEIGH 3204	\$1,380,000	24/03/2026

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:

03/06/2026 14:27



3 2 2

Property Type: House

Comparable Properties



29 Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 3

Price: \$1,320,000

Method: Sold Before Auction

Date: 14/05/2026

Property Type: House (Res)

Land Size: 539 sqm approx



128 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,325,000

Method: Private Sale

Date: 05/05/2026

Property Type: House



21 Lawson St BENTLEIGH 3204 (REI)

Agent Comments

3 1 4

Price: \$1,380,000

Method: Private Sale

Date: 24/03/2026

Property Type: House (Res)

Land Size: 608 sqm approx