

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

26 Riddle Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,700,000

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	13 Atkinson St BENTLEIGH 3204	\$1,785,000	09/05/2026
2	3 Rosina St BENTLEIGH 3204	\$1,545,000	26/03/2026
3	16 Talbot Av BENTLEIGH 3204	\$1,605,000	26/02/2026

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:

21/07/2026 12:45

26 Riddle Street, Bentleigh Vic 3204



3 1 3

Property Type: House (Res)
Land Size: 623 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000
Median House Price
June quarter 2026: \$1,785,000

Comparable Properties



13 Atkinson St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,785,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)



3 Rosina St BENTLEIGH 3204 (VG)

Agent Comments

3 - -

Price: \$1,545,000
Method: Sale
Date: 26/03/2026
Property Type: House (Res)
Land Size: 599 sqm approx



16 Talbot Av BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,605,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 697.70 sqm approx

Account - Buxton



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