

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

5 Twisden Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,200,000

&

\$2,350,000

Median sale price

Median price \$1,762,000

Property Type House

Suburb Bentleigh

Period - From 01/04/2025

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	19 Field St MCKINNON 3204	\$2,255,000	16/05/2026
2	17 Mortimore St BENTLEIGH 3204	\$2,220,000	09/05/2026
3	9 Twisden Rd BENTLEIGH 3204	\$2,510,000	18/04/2026

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:

27/05/2026 10:58



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Property Type: House

Indicative Selling Price

\$2,200,000 - \$2,350,000

Median House Price

Year ending March 2026: \$1,762,000

Comparable Properties



19 Field St MCKINNON 3204 (REI)

4 2 2

Agent Comments

Price: \$2,255,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)



17 Mortimore St BENTLEIGH 3204 (REI)

4 2 2

Agent Comments

Price: \$2,220,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 756 sqm approx



9 Twisden Rd BENTLEIGH 3204 (REI)

5 3 4

Agent Comments

Price: \$2,510,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 697 sqm approx

Account - Jellis Craig | P: 03 9194 1200