

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 Windsor Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

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	9 Wheeler St ORMOND 3204	\$1,800,000	14/05/2026
2	22 Lewis St MCKINNON 3204	\$1,900,000	06/05/2026
3	12 Wavell St BENTLEIGH 3204	\$1,800,000	21/03/2026

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:

09/06/2026 14:44

5 Windsor Avenue, Bentleigh Vic 3204

Ari Levin
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 3  1  3

Property Type: House
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
March quarter 2026: \$1,820,000

Comparable Properties



9 Wheeler St ORMOND 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,800,000
Method: Sold Before Auction
Date: 14/05/2026
Property Type: House (Res)
Land Size: 696 sqm approx



22 Lewis St MCKINNON 3204 (REI)

Agent Comments

 4  1  3

Price: \$1,900,000
Method: Private Sale
Date: 06/05/2026
Property Type: House
Land Size: 668 sqm approx



12 Wavell St BENTLEIGH 3204 (REI)

Agent Comments

 3  1  1

Price: \$1,800,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 565 sqm approx

Account - Slater & Levin



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