

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

6/74 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$860,000 Property Type Unit 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	208/15 Hamilton St BENTLEIGH 3204	\$482,000	22/04/2026
2	7/23 Elizabeth St BENTLEIGH EAST 3165	\$470,000	03/03/2026
3	3/9 Brentwood St BENTLEIGH 3204	\$491,500	03/02/2026

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:

26/06/2026 11:19



 2  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

David Macmillan

03 9810 5000

0411 111 108

davidmacmillan@jellisrcraig.com.au

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

Year ending March 2026: \$860,000

Comparable Properties



208/15 Hamilton St BENTLEIGH 3204 (REI)

Agent Comments

 1  1  1

Price: \$482,000

Method: Private Sale

Date: 22/04/2026

Property Type: Apartment



7/23 Elizabeth St BENTLEIGH EAST 3165 (VG)

Agent Comments

 2  -  -

Price: \$470,000

Method: Sale

Date: 03/03/2026

Property Type: Strata Unit/Flat



3/9 Brentwood St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$491,500

Method: Private Sale

Date: 03/02/2026

Property Type: Apartment