

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 John Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000

&

\$1,330,000

Median sale price

Median price \$1,520,000

Property Type House

Suburb Bentleigh East

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	128 Patterson Rd BENTLEIGH 3204	\$1,325,000	05/05/2026
2	35 Pasadena Cr BENTLEIGH EAST 3165	\$1,200,000	12/04/2026
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:

07/05/2026 12:25



3 1 3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,330,000

Median House Price

Year ending March 2026: \$1,520,000

Comparable Properties



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



35 Pasadena Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 2

Price: \$1,200,000

Method: Sold After Auction

Date: 12/04/2026

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