

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 Lindsay Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,775,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2025

to

31/03/2025

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	5 Rochford St BENTLEIGH EAST 3165	\$1,645,000	25/02/2025
2	35 Jasper Rd BENTLEIGH 3204	\$1,624,980	11/02/2025
3	4 Rowan Av BENTLEIGH EAST 3165	\$1,675,000	30/01/2025

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:

03/06/2025 13:21

6 Lindsay Street, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

9593 4500

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

March quarter 2025: \$1,775,000



 3  1  1

Property Type: House

Agent Comments

Comparable Properties



5 Rochford St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,645,000

Method: Private Sale

Date: 25/02/2025

Property Type: House

Land Size: 650 sqm approx



35 Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,624,980

Method: Private Sale

Date: 11/02/2025

Property Type: House

Land Size: 736 sqm approx



4 Rowan Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  5

Price: \$1,675,000

Method: Private Sale

Date: 30/01/2025

Property Type: House (Res)

Land Size: 695 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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