

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 Lydia Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,435,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

14/09/2025

to

13/09/2026

Source

Property Data

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	2b Glen Orme Av MCKINNON 3204	\$920,000	21/08/2026
2	14 Werona St BENTLEIGH 3204	\$959,900	20/08/2026
3	7/10 South Av BENTLEIGH 3204	\$905,000	02/05/2026

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:

14/09/2026 15:47



Property Type: Townhouse

Agent Comments

Comparable Properties



2b Glen Orme Av MCKINNON 3204 (REI)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 21/08/2026

Property Type: Townhouse (Single)



14 Werona St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$959,900

Method: Private Sale

Date: 20/08/2026

Property Type: Townhouse (Single)



7/10 South Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$905,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Townhouse (Res)