

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 Somers Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,910,000

&

\$2,100,000

Median sale price

Median price \$1,762,000

Property Type House

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	4 Godfrey St BENTLEIGH 3204	\$1,900,888	13/04/2026
2	21 Maud St ORMOND 3204	\$2,005,000	22/03/2026
3	40 Murray Rd MCKINNON 3204	\$2,070,000	17/03/2026

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:

18/05/2026 14:54



4 2 2

Property Type: House

Indicative Selling Price

\$1,910,000 - \$2,100,000

Median House Price

Year ending March 2026: \$1,762,000

Comparable Properties



4 Godfrey St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,900,888
Method: Private Sale
Date: 13/04/2026
Property Type: House (Res)
Land Size: 569 sqm approx



21 Maud St ORMOND 3204 (REI)

Agent Comments

4 2 3

Price: \$2,005,000
Method: Private Sale
Date: 22/03/2026
Property Type: House
Land Size: 628 sqm approx



40 Murray Rd MCKINNON 3204 (REI)

Agent Comments

4 2 3

Price: \$2,070,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: House (Res)
Land Size: 643 sqm approx