

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 Trinity Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$1,336,250

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2025

to

31/12/2025

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	27a Franklin St MOORABBIN 3189	\$775,000	29/11/2025
2	2/225 Chesterville Rd MOORABBIN 3189	\$800,000	28/10/2025
3	1/5 Derry St BENTLEIGH EAST 3165	\$800,000	25/09/2025

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:

04/03/2026 13:33

6 Trinity Court, Bentleigh East Vic 3165



2 1 1

Property Type: Unit
Land Size: 228 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
December quarter 2025: \$1,336,250

Comparable Properties



27a Franklin St MOORABBIN 3189 (REI/VG)

Agent Comments

2 1 1

Price: \$775,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit



2/225 Chesterville Rd MOORABBIN 3189 (VG)

Agent Comments

2 - -

Price: \$800,000
Method: Sale
Date: 28/10/2025
Property Type: Flat/Unit/Apartment (Res)



1/5 Derry St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000
Method: Auction Sale
Date: 25/09/2025
Property Type: Unit

Account - Buxton



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