

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

6B Riddle Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,778,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2025

to

30/06/2026

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	25a Luckins Rd BENTLEIGH 3204	\$1,450,000	25/06/2026
2	18a Lawson St BENTLEIGH 3204	\$1,490,000	04/06/2026
3	12A Mckittrick Rd BENTLEIGH 3204	\$1,480,000	21/04/2026

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:

25/08/2026 13:06



 4  2  2

Property Type: Townhouse

Comparable Properties



25a Luckins Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,450,000

Method: Private Sale

Date: 25/06/2026

Property Type: Townhouse (Res)

Land Size: 346 sqm approx



18a Lawson St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,490,000

Method: Auction Sale

Date: 04/06/2026

Property Type: Townhouse (Res)



12A Mckittrick Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,480,000

Method: Private Sale

Date: 21/04/2026

Property Type: Townhouse (Res)