

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 Lockwood 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 \$1,625,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2024

to 31/12/2024

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 Rowan Av BENTLEIGH EAST 3165	\$1,675,000	30/01/2025
2	26 Coates St BENTLEIGH 3204	\$1,692,000	14/12/2024
3	27 Renown St BENTLEIGH 3204	\$1,585,000	07/12/2024

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:

04/03/2025 09:59



3 2 4

Property Type: House

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
December quarter 2024: \$1,625,000

Comparable Properties



4 Rowan Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 5

Price: \$1,675,000
Method: Private Sale
Date: 30/01/2025
Property Type: Unit
Land Size: 695 sqm approx



26 Coates St BENTLEIGH 3204 (REI)

Agent Comments

3 2 3

Price: \$1,692,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 615 sqm approx



27 Renown St BENTLEIGH 3204 (REI)

Agent Comments

3 1 4

Price: \$1,585,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 740 sqm approx