

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

19B Riddle Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,550,000

&

\$1,625,000

Median sale price

Median price \$1,550,000

Property Type Townhouse

Suburb Bentleigh

Period - From 16/11/2024

to

15/11/2025

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	8a Durban St BENTLEIGH 3204	\$1,580,000	21/10/2025
2	33a Paschal St BENTLEIGH 3204	\$1,691,000	28/06/2025
3	33b Luckins Rd BENTLEIGH 3204	\$1,710,000	21/06/2025

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:

16/11/2025 18:00

19B Riddle Street, Bentleigh Vic 3204

ATRIA
REAL ESTATE

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Indicative Selling Price

\$1,550,000 - \$1,625,000

Median Townhouse Price

16/11/2024 - 15/11/2025: \$1,550,000



4 3 2

Property Type: Townhouse (Res)

Land Size: 0 sqm approx

Agent Comments

Comparable Properties



8a Durban St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,580,000

Method: Private Sale

Date: 21/10/2025

Property Type: Townhouse (Res)



33a Paschal St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,691,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Townhouse (Res)



33b Luckins Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,710,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)

Land Size: 347 sqm approx

Account - Atria Real Estate



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