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	22 Bendigo Avenue, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,920,000

Median sale price

Median price \$1,752,500	Property Type Hous	se S	Suburb Bentleigh
Period - From 01/04/2025	to 30/06/2025	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

Address of comparable property		Price	Date of sale
1	6 Lindsay St BENTLEIGH 3204	\$1,870,000	28/06/2025
2	99 Spring Rd HAMPTON EAST 3188	\$1,952,000	26/06/2025
3	18 Paschal St BENTLEIGH 3204	\$1,900,000	19/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/08/2025 07:07













Property Type: House (Res) Land Size: 621 sqm approx

Agent Comments

Indicative Selling Price \$1,920,000 **Median House Price** June quarter 2025: \$1,752,500

Comparable Properties



6 Lindsay St BENTLEIGH 3204 (REI)





Price: \$1,870,000 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 636 sqm approx

Agent Comments



99 Spring Rd HAMPTON EAST 3188 (REI)







Agent Comments

Price: \$1,952,000 Method: Private Sale Date: 26/06/2025 Property Type: House Land Size: 650 sqm approx



18 Paschal St BENTLEIGH 3204 (REI/VG)





Price: \$1,900,000

Method: Sold Before Auction

Date: 19/03/2025

Property Type: House (Res) Land Size: 806 sqm approx **Agent Comments**

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.