

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

22 Bendigo Avenue, Bentleigh Vic 3204

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

House

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	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 comparable properties 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



 5  2  2

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)

Agent Comments

 3  1  1

Price: \$1,870,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 636 sqm approx



99 Spring Rd HAMPTON EAST 3188 (REI)

Agent Comments

 5  2  2

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)

Agent Comments

 3  1  4

Price: \$1,900,000

Method: Sold Before Auction

Date: 19/03/2025

Property Type: House (Res)

Land Size: 806 sqm approx

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