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	26 Donaldson Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,780,000	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/07/2025	to	30/09/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	5 Carlton St MCKINNON 3204	\$1,800,000	20/09/2025
2	6 Tyrone St ORMOND 3204	\$1,880,000	06/09/2025
3	30 Lysbeth St MCKINNON 3204	\$1,945,000	06/09/2025

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:	21/10/2025 13:11



JellisCraig

Gavin van Rooven 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$1,750,000 - \$1,850,000 **Median House Price** September quarter 2025: \$1,780,000





Comparable Properties



5 Carlton St MCKINNON 3204 (REI)

Price: \$1,800,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 625 sqm approx

Agent Comments



6 Tyrone St ORMOND 3204 (REI)

Price: \$1,880,000 Method: Private Sale Date: 06/09/2025 Property Type: House Agent Comments



30 Lysbeth St MCKINNON 3204 (REI)

Date: 06/09/2025

Price: \$1,945,000 Method: Auction Sale

Property Type: House (Res) Land Size: 563 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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.