

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

406 Mckinnon Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$3,448,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2024

to

31/03/2025

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	43 Brooks St BENTLEIGH EAST 3165	\$3,575,000	26/06/2025
2	8 London St BENTLEIGH 3204	\$4,000,000	04/04/2025
3			

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:

02/07/2025 10:29



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Property Type: House

Indicative Selling Price
\$3,448,000

Median House Price
Year ending March 2025: \$1,450,000

Comparable Properties



43 Brooks St BENTLEIGH EAST 3165 (REI)

Agent Comments

5 4 4

Price: \$3,575,000
Method: Private Sale
Date: 26/06/2025
Property Type: House
Land Size: 828 sqm approx



8 London St BENTLEIGH 3204 (REI)

Agent Comments

5 4 2

Price: \$4,000,000
Method: Private Sale
Date: 04/04/2025
Property Type: House

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.