

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 6 Donaldson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,755,000 Property Type House Suburb Bentleigh

Period - From 01/01/2025 to 31/12/2025 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	14 Windsor Av BENTLEIGH 3204	\$1,750,000	15/11/2025
2	22 Hudson St MCKINNON 3204	\$1,760,000	08/11/2025
3	2 Hastings St MCKINNON 3204	\$1,800,000	25/10/2025

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: 18/02/2026 11:02



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Property Type: House

Comparable Properties



14 Windsor Av BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,750,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 586 sqm approx



22 Hudson St MCKINNON 3204 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,760,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 590 sqm approx



2 Hastings St MCKINNON 3204 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,800,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 571 sqm approx