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 Gwendoline Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between $3,200,000 & $3,500,000

Median sale price

Median price $1,762,000 Property Type House Suburb Bentleigh

Period - From 01/10/2025 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	1 Locke St BRIGHTON EAST 3187	$3,600,000	28/11/2025
2	23 Oak St BENTLEIGH 3204	$3,230,000	25/10/2025
3	6 Beltane Av BRIGHTON EAST 3187	$3,320,000	08/09/2025

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: 04/03/2026 12:11

6 Gwendoline Avenue, Bentleigh Vic 3204



5 5 4

Property Type: House
Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price
$3,200,000 - $3,500,000
Median House Price
December quarter 2025: $1,762,000

Comparable Properties



1 Locke St BRIGHTON EAST 3187 (VG)

4 - -

Price: $3,600,000
Method: Sale
Date: 28/11/2025
Property Type: House (Res)
Land Size: 920 sqm approx

Agent Comments



23 Oak St BENTLEIGH 3204 (REI/VG)

5 5 2

Price: $3,230,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



6 Beltane Av BRIGHTON EAST 3187 (REI/VG)

5 3 2

Price: $3,320,000
Method: Private Sale
Date: 08/09/2025
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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