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	5 Twisden Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $2,300,000 & $2,400,000

Median sale price

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

Period - From 01/04/2025 to 31/03/2026 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	9 Twisden Rd BENTLEIGH 3204	$2,510,000	18/04/2026
2	20 Jean St MCKINNON 3204	$2,365,000	07/04/2026
3	7 Ross St BENTLEIGH 3204	$2,455,000	13/03/2026

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: 09/06/2026 12:15

5 Twisden Road, Bentleigh Vic 3204

Eileen Bell
91941200
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4 2 3

Property Type: House

Indicative Selling Price
$2,300,000 - $2,400,000
Median House Price
Year ending March 2026: $1,762,000

Comparable Properties



9 Twisden Rd BENTLEIGH 3204 (REI/VG)

5 3 4

Price: $2,510,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



20 Jean St MCKINNON 3204 (REI/VG)

4 2 2

Price: $2,365,000
Method: Sold Before Auction
Date: 07/04/2026
Property Type: House
Land Size: 607 sqm approx

Agent Comments



7 Ross St BENTLEIGH 3204 (REI/VG)

4 1 3

Price: $2,455,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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