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	20 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $2,980,000 & $3,270,000

Median sale price

Median price $1,820,000 Property Type House Suburb Bentleigh

Period - From 01/01/2026 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	30 Paschal St BENTLEIGH 3204	$3,105,000	19/06/2026
2	52 Brewer Rd BENTLEIGH 3204	$3,250,000	31/03/2026
3	6 Gwendoline Av BENTLEIGH 3204	$3,400,000	14/03/2026

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: 24/06/2026 09:33

20 Mitchell Street, Bentleigh Vic 3204

Angus McPherson
9593 4500
0460 365 900
AngusMcPherson@jelliscraig.com.au



5 4 4

Property Type: House

Indicative Selling Price
$2,980,000 - $3,270,000
Median House Price
March quarter 2026: $1,820,000

Comparable Properties



30 Paschal St BENTLEIGH 3204 (REI)

4 3 3

Price: $3,105,000
Method: Private Sale
Date: 19/06/2026
Property Type: House
Land Size: 772 sqm approx

Agent Comments



52 Brewer Rd BENTLEIGH 3204 (REI/VG)

4 4 4

Price: $3,250,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 604 sqm approx

Agent Comments



6 Gwendoline Av BENTLEIGH 3204 (REI)

5 5 2

Price: $3,400,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

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