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 Windsor Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price $1,700,000

Median sale price

Median price $1,778,000 Property Type House Suburb Bentleigh

Period - From 01/07/2025 to 30/06/2026 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	16 Hudson St MCKINNON 3204	$1,750,000	29/08/2026
2	14 Capitol Av MCKINNON 3204	$1,702,000	27/06/2026
3	62 Hall St ORMOND 3204	$1,700,000	08/04/2026

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: 07/09/2026 11:31

5 Windsor Avenue, Bentleigh Vic 3204

Ari Levin
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3 1 3

Property Type: House
Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000
Median House Price
Year ending June 2026: $1,778,000

Comparable Properties



16 Hudson St MCKINNON 3204 (REI)

4 2 2

Price: $1,750,000
Method: Auction Sale
Date: 29/08/2026
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



14 Capitol Av MCKINNON 3204 (REI)

4 3 3

Price: $1,702,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 686 sqm approx

Agent Comments



62 Hall St ORMOND 3204 (REI/VG)

3 1 1

Price: $1,700,000
Method: Private Sale
Date: 08/04/2026
Property Type: House
Land Size: 748 sqm approx

Agent Comments

Account - Slater & Levin

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