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	11 Mckittrick Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,775,000 Property Type House Suburb Bentleigh

Period - From 01/01/2025 to 31/03/2025 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	6 Lockwood St BENTLEIGH 3204	$1,820,000	14/03/2025
2	35 Jasper Rd BENTLEIGH 3204	$1,624,980	11/02/2025
3	26 Coates St BENTLEIGH 3204	$1,692,000	14/12/2024

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: 14/05/2025 16:26

11 Mckittrick Road, Bentleigh Vic 3204

Gavin van Rooyen
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5 2 2

Rooms: 7
Property Type: House

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
March quarter 2025: $1,775,000

Comparable Properties



6 Lockwood St BENTLEIGH 3204 (REI)

3 2 4

Price: $1,820,000
Method: Private Sale
Date: 14/03/2025
Property Type: House
Land Size: 680 sqm approx

Agent Comments



35 Jasper Rd BENTLEIGH 3204 (REI)

3 2 2

Price: $1,624,980
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 736 sqm approx

Agent Comments



26 Coates St BENTLEIGH 3204 (REI/VG)

3 2 3

Price: $1,692,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments

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