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	4/20A Riddle Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $880,000 Property Type Unit 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	3/2 Dega Av BENTLEIGH EAST 3165	$785,000	14/06/2025
2	18/27 Patterson Rd BENTLEIGH 3204	$760,000	15/03/2025
3	1/47 Wright St MCKINNON 3204	$785,000	01/03/2025

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: 26/06/2025 15:32

4/20A Riddle Street, Bentleigh Vic 3204

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2 1 1

Property Type: Unit

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
March quarter 2025: $880,000

Comparable Properties



3/2 Dega Av BENTLEIGH EAST 3165 (REI)

2 1 2

Price: $785,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit

Agent Comments



18/27 Patterson Rd BENTLEIGH 3204 (VG)

2 - -

Price: $760,000
Method: Sale
Date: 15/03/2025
Property Type: Retirement Village Individual Flat/Unit

Agent Comments



1/47 Wright St MCKINNON 3204 (REI/VG)

2 1 1

Price: $785,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Unit

Agent Comments

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