

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 \$2,950,000 & \$3,200,000

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	52 Brewer Rd BENTLEIGH 3204	\$3,250,000	31/03/2026
2	6 Gwendoline Av BENTLEIGH 3204	\$3,400,000	14/03/2026
3	7 Kinross St HAMPTON EAST 3188	\$3,200,000	03/03/2026

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:

02/06/2026 11:49



Property Type: House

Comparable Properties



52 Brewer Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$3,250,000

Method: Private Sale

Date: 31/03/2026

Property Type: House



6 Gwendoline Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$3,400,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 665 sqm approx



7 Kinross St HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$3,200,000

Method: Private Sale

Date: 03/03/2026

Property Type: House (Res)

Land Size: 695 sqm approx

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