

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

26 Myrtle Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,762,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2025

to 31/12/2025

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 Elizabeth St BENTLEIGH EAST 3165	\$1,563,000	09/03/2026
2	16 Talbot Av BENTLEIGH 3204	\$1,605,000	26/02/2026
3	584 Centre Rd BENTLEIGH 3204	\$1,550,000	18/02/2026

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:

23/03/2026 16:33

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3 1 2

Property Type: House
Land Size: 632 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2025: \$1,762,000

Comparable Properties



6 Elizabeth St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

4 2 4

Price: \$1,563,000
Method: Private Sale
Date: 09/03/2026
Property Type: House (Res)



16 Talbot Av BENTLEIGH 3204 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,605,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 697.70 sqm approx



584 Centre Rd BENTLEIGH 3204 (REI)

[Agent Comments](#)

4 2 4

Price: \$1,550,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: House (Res)
Land Size: 584 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604