

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

6 Mckittrick Road, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,579,000

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	16 Talbot Av BENTLEIGH 3204	\$1,605,000	26/02/2026
2	73 Mortimore St BENTLEIGH 3204	\$1,700,000	02/11/2025
3			

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:

28/03/2026 15:10



3 1 2

Property Type: House
Land Size: 691 sqm approx
Agent Comments

Indicative Selling Price
\$1,579,000
Median House Price
December quarter 2025: \$1,762,000

Comparable Properties



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



73 Mortimore St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,700,000
Method: Private Sale
Date: 02/11/2025
Property Type: House
Land Size: 734 sqm approx

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.

Account - Buxton | P: 03 9563 9933