

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6B LONGVIEW AVENUE, BENTLEIGH EAST, VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$1,600,000

&

\$1,650,000

### Median sale price

Median price

\$1,530,000

Property Type

House

Suburb

BENTLEIGH EAST

Period - From

01 May 2025

to

30 April 2026

Source

Cotality

### Comparable property sales

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

43 NORTHAM ROAD BENTLEIGH EAST VIC 3165	\$1,630,000	02-May-26
56 GARDENERS ROAD BENTLEIGH EAST VIC 3165	\$1,680,000	03-Dec-25
40 BARRINGTON STREET BENTLEIGH EAST VIC 3165	\$1,650,000	13-Apr-26

This Statement of Information was prepared on: 22/05/2026