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	9 Hutchinson Street, Bentleigh Vic 3204

Indicative selling price

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

Single price $2,475,000

Median sale price

Median price $1,762,000 Property Type House Suburb Bentleigh

Period - From 01/04/2025 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	41 Mortimore St BENTLEIGH 3204	$2,320,000	28/03/2026
2	8 Oak St BENTLEIGH 3204	$2,470,000	24/03/2026
3	41 Jasper Rd BENTLEIGH 3204	$2,431,000	14/03/2026

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: 09/04/2026 17:07

9 Hutchinson Street, Bentleigh Vic 3204

JellisCraig

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4 3 5

Property Type: House

Indicative Selling Price
$2,475,000
Median House Price
Year ending March 2026: $1,762,000

Comparable Properties



41 Mortimore St BENTLEIGH 3204 (REI)

5 3 4

Price: $2,320,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 757 sqm approx

Agent Comments



8 Oak St BENTLEIGH 3204 (REI)

4 2 2

Price: $2,470,000
Method: Sold Before Auction
Date: 24/03/2026
Property Type: House (Res)
Land Size: 824 sqm approx

Agent Comments



41 Jasper Rd BENTLEIGH 3204 (REI)

4 3 2

Price: $2,431,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

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