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	3/16 Vickery Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $840,000 Property Type Unit Suburb Bentleigh

Period - From 02/03/2025 to 01/03/2026 Source Property Data

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	307/53 Browns Rd BENTLEIGH EAST 3165	$505,000	29/01/2026
2	7/74 Bendigo Av BENTLEIGH 3204	$505,000	20/12/2025
3	3/60-66 Patterson Rd BENTLEIGH 3204	$515,000	25/11/2025

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: 02/03/2026 08:35

3/16 Vickery Street, Bentleigh Vic 3204



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
02/03/2025 - 01/03/2026: $840,000

Comparable Properties



307/53 Browns Rd BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $505,000
Method: Private Sale
Date: 29/01/2026
Property Type: Apartment

Agent Comments



7/74 Bendigo Av BENTLEIGH 3204 (REI/VG)

2 1 1

Price: $505,000
Method: Private Sale
Date: 20/12/2025
Property Type: Unit

Agent Comments



3/60-66 Patterson Rd BENTLEIGH 3204 (REI)

2 1 1

Price: $515,000
Method: Private Sale
Date: 25/11/2025
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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