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	108/27 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $660,000 Property Type Unit Suburb Bentleigh

Period - From 13/04/2025 to 12/04/2026 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	202/134 Mckinnon Rd MCKINNON 3204	$680,000	24/03/2026
2	2/7 Bent St BENTLEIGH 3204	$625,000	18/03/2026
3	210/277 Centre Rd BENTLEIGH 3204	$650,000	05/02/2026

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: 13/04/2026 16:06

108/27 Bent Street, Bentleigh Vic 3204



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
13/04/2025 - 12/04/2026: $660,000

Comparable Properties



202/134 Mckinnon Rd MCKINNON 3204 (REI)

2 2 1

Price: $680,000
Method: Private Sale
Date: 24/03/2026
Property Type: Apartment
Land Size: 1123 sqm approx

Agent Comments



2/7 Bent St BENTLEIGH 3204 (REI)

2 1 1

Price: $625,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: Apartment

Agent Comments



210/277 Centre Rd BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $650,000
Method: Private Sale
Date: 05/02/2026
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9563 9933

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