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	8/14 Vickery Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $740,000 & $790,000

Median sale price

Median price $1,435,000 Property Type Townhouse Suburb Bentleigh

Period - From 04/05/2025 to 03/05/2026 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	1/176 East Boundary Rd BENTLEIGH EAST 3165	$755,000	28/03/2026
2	218/285-305 Centre Rd BENTLEIGH 3204	$795,000	14/12/2025
3	2/22 Station Av MCKINNON 3204	$805,000	29/11/2025

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: 04/05/2026 14:26

8/14 Vickery Street, Bentleigh Vic 3204

THE AGENCY

Adrian Wood
03 8578 0388
0404 861 508
adrianw@theagency.com.au



Property Type:
Agent Comments

Indicative Selling Price
$740,000 - $790,000
Median Townhouse Price
04/05/2025 - 03/05/2026: $1,435,000

Comparable Properties



1/176 East Boundary Rd BENTLEIGH EAST 3165 (REI)

2 | 1 | 1

Price: $755,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

Agent Comments



218/285-305 Centre Rd BENTLEIGH 3204 (REI/VG)

2 | 2 | 1

Price: $795,000
Method: Private Sale
Date: 14/12/2025
Property Type: Townhouse (Res)

Agent Comments



2/22 Station Av MCKINNON 3204 (REI/VG)

2 | 1 | 1

Price: $805,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388

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