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	201/15 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Single price $595,000

Median sale price

Median price $905,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2026 to 30/06/2026 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	202/23 Bent St BENTLEIGH 3204	$595,000	04/08/2026
2	3/15 Bent St BENTLEIGH 3204	$600,000	31/05/2026
3	103/22 Bent St BENTLEIGH 3204	$575,000	26/05/2026

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: 25/08/2026 16:50

201/15 Bent Street, Bentleigh Vic 3204

Alex Grigoriadis
9573 6100
0490 028 403
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2 2 1

Property Type: Apartment

Indicative Selling Price
$595,000
Median Unit Price
June quarter 2026: $905,000

Comparable Properties



202/23 Bent St BENTLEIGH 3204 (REI)

2 2 1

Price: $595,000
Method: Private Sale
Date: 04/08/2026
Property Type: Apartment

Agent Comments



3/15 Bent St BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $600,000
Method: Private Sale
Date: 31/05/2026
Property Type: Apartment

Agent Comments



103/22 Bent St BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $575,000
Method: Private Sale
Date: 26/05/2026
Property Type: Apartment
Land Size: 70 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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