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<br>Including suburb and postcode | 3/3-5 Faulkner 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 $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 | 10/3 Faulkner St BENTLEIGH 3204 | $607,500 | 22/07/2026 |
| 2 | 102/8 Blair St BENTLEIGH 3204 | $650,000 | 01/07/2026 |
| 3 | 302/481 South Rd BENTLEIGH 3204 | $620,000 | 25/06/2026 |

**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: 23/07/2026 12:22

# 3/3-5 Faulkner Street, Bentleigh Vic 3204

JellisCraig

Nick Renna
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0411 551 190
nickrenna@jelliscraig.com.au



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$600,000 - $650,000
**Median Unit Price**
June quarter 2026: $905,000

## Comparable Properties



**10/3 Faulkner St BENTLEIGH 3204 (REI)**

2 2 1

**Price:** $607,500
**Method:** Private Sale
**Date:** 22/07/2026
**Property Type:** Apartment

Agent Comments



**102/8 Blair St BENTLEIGH 3204 (REI)**

2 2 1

**Price:** $650,000
**Method:** Sold Before Auction
**Date:** 01/07/2026
**Property Type:** Apartment

Agent Comments



**302/481 South Rd BENTLEIGH 3204 (REI)**

2 2 1

**Price:** $620,000
**Method:** Private Sale
**Date:** 25/06/2026
**Property Type:** Apartment

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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