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	104/18 Hamilton Street, Bentleigh Vic 3204

Indicative selling price

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

Single price $635,000

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	13/07/2026
2	8/491 South Rd BENTLEIGH 3204	$643,000	02/07/2026
3	102/77 Mitchell St BENTLEIGH 3204	$625,000	19/06/2026

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: 21/08/2026 15:32