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	109/25 Nicholson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $580,000 & $630,000

Median sale price

Median price $632,500 Property Type Unit Suburb Bentleigh

Period - From 12/02/2024 to 11/02/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

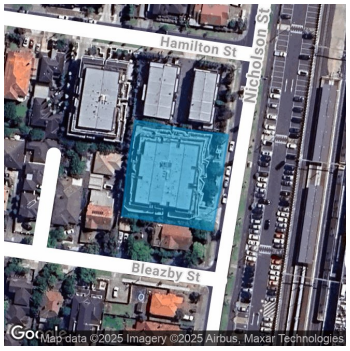
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10/39 Mavho St BENTLEIGH 3204	$622,555	29/10/2024
2	108/25 Nicholson St BENTLEIGH 3204	$580,000	24/10/2024
3	7/39 Nicholson St BENTLEIGH 3204	$650,000	10/09/2024

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: 12/02/2025 12:28



2 2 1

Rooms: 3
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$580,000 - $630,000
Median Unit Price
12/02/2024 - 11/02/2025: $632,500

Comparable Properties



10/39 Mavho St BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $622,555
Method: Sold Before Auction
Date: 29/10/2024
Property Type: Apartment

Agent Comments



108/25 Nicholson St BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $580,000
Method: Sold Before Auction
Date: 24/10/2024
Property Type: Apartment

Agent Comments



7/39 Nicholson St BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $650,000
Method: Private Sale
Date: 10/09/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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