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	107/11-13 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Single price $608,000

Median sale price

Median price $1,051,200 Property Type Unit Suburb Bentleigh

Period - From 01/04/2025 to 30/06/2025 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	111/6-8 Blair St BENTLEIGH 3204	$620,000	13/09/2025
2	109/25 Nicholson St BENTLEIGH 3204	$615,000	03/07/2025
3	202/2 Ulupna Rd ORMOND 3204	$600,000	29/06/2025

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: 01/10/2025 09:12

107/11-13 Bent Street, Bentleigh Vic 3204

JellisCraig

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2 2 1

Property Type: Apartment

Indicative Selling Price
$608,000
Median Unit Price
June quarter 2025: $1,051,200

Comparable Properties



111/6-8 Blair St BENTLEIGH 3204 (REI)

2 2 1

Price: $620,000
Method: Private Sale
Date: 13/09/2025
Property Type: Apartment

Agent Comments



109/25 Nicholson St BENTLEIGH 3204 (REI)

2 2 1

Price: $615,000
Method: Private Sale
Date: 03/07/2025
Property Type: Apartment

Agent Comments

202/2 Ulupna Rd ORMOND 3204 (VG)

2 - -

Price: $600,000
Method: Sale
Date: 29/06/2025
Property Type: Strata Unit/Flat

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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