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	111/6 Blair Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $600,000 & $630,000

Median sale price

Median price $1,692,000 Property Type House Suburb Bentleigh

Period - From 01/07/2024 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	109/25 Nicholson St BENTLEIGH 3204	$615,000	03/07/2025
2	209/15 Vickery St BENTLEIGH 3204	$625,000	31/03/2025
3	111/25 Nicholson St BENTLEIGH 3204	$635,000	12/03/2025

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: 27/08/2025 17:49

111/6 Blair Street, Bentleigh Vic 3204

Todd Dixon
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $630,000
Median House Price
Year ending June 2025: $1,692,000

Comparable Properties



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



209/15 Vickery St BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $625,000
Method: Private Sale
Date: 31/03/2025
Property Type: Apartment

Agent Comments



111/25 Nicholson St BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $635,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9563 9933

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