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 | 103/79 Mitchell Street, Bentleigh Vic 3204 |

## Indicative selling price

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

Range between $600,000 & $660,000

## Median sale price

Median price $860,000 Property Type Unit 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 | 111/6-8 Blair St BENTLEIGH 3204 | $620,000 | 13/09/2025 |
| 2 | 103/82 Mitchell St BENTLEIGH 3204 | $681,500 | 29/08/2025 |
| 3 | 203/79 Mitchell St BENTLEIGH 3204 | $660,000 | 01/07/2025 |

**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: 30/09/2025 14:36

# 103/79 Mitchell Street, Bentleigh Vic 3204




2 2 1

**Rooms:** 5
**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$600,000 - $660,000
**Median Unit Price**
Year ending June 2025: $860,000

## 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



**103/82 Mitchell St BENTLEIGH 3204 (REI)**

2 2 1

**Price:** $681,500
**Method:** Private Sale
**Date:** 29/08/2025
**Property Type:** Apartment

Agent Comments



**203/79 Mitchell St BENTLEIGH 3204 (REI)**

2 2 1

**Price:** $660,000
**Method:** Private Sale
**Date:** 01/07/2025
**Property Type:** Apartment

Agent Comments

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

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