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	202/25 Nicholson Street, Bentleigh Vic 3204

Indicative selling price

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

Single price $625,000

Median sale price

Median price $626,000 Property Type Unit Suburb Bentleigh

Period - From 13/10/2024 to 12/10/2025 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	111/6-8 Blair St BENTLEIGH 3204	$620,000	13/09/2025
2	103/11 Bent St BENTLEIGH 3204	$622,500	29/08/2025
3	109/25 Nicholson St BENTLEIGH 3204	$615,000	03/07/2025

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: 13/10/2025 17:18

202/25 Nicholson Street, Bentleigh Vic 3204



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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$625,000
Median Unit Price
13/10/2024 - 12/10/2025: $626,000

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



103/11 Bent St BENTLEIGH 3204 (REI)

2 2 1

Price: $622,500
Method: Private Sale
Date: 29/08/2025
Property Type: Apartment

Agent Comments



109/25 Nicholson St BENTLEIGH 3204 (REI/VG)

2 2 1

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

Agent Comments

Account - Buxton | P: 03 9563 9933

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