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	109/27 Bent Street, Bentleigh VIC 3204

Indicative selling price

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

Range between $545,000 & $565,000

Median sale price

Median price $1,696,000 Property Type Other Suburb Bentleigh

Period - From 15/06/2025 to 14/12/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
101/2 Ulupna Road Ormond VIC 3204	$605,000	18/10/2025
12/332-338 Centre Road Bentleigh VIC 3204	$610,050	06/08/2025
4/9 Bent Street Bentleigh VIC 3204	$617,500	14/10/2025

This Statement of Information was prepared on: 15/12/2025