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	108/3 Faulkner Street, Bentleigh VIC 3204

Indicative selling price

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

Single price	$595,000

Median sale price

Median price	$911,000	Property Type	Unit	Suburb	Bentleigh
Period - From	15/07/2025	to	14/01/2026	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
807/6 Station Street Moorabbin VIC 3189	$600,000	11/11/2025
103/27 Jasper Road Bentleigh VIC 3204	$575,000	15/10/2025
7/27 Jasper Road Bentleigh VIC 3204	$590,000	30/07/2025

This Statement of Information was prepared on: 15/01/2026