

# 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

105/15 Hamilton Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$750,000

### Median sale price

Median price

\$845,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/07/2024

to

30/09/2024

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	103/240 Mckinnon Rd MCKINNON 3204	\$740,740	26/09/2024
2	105/39 Nicholson St BENTLEIGH 3204	\$726,500	19/06/2024
3			

**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:

12/11/2024 08:50

105/15 Hamilton Street, Bentleigh Vic 3204

**Jellis  
Craig**

Myron Ching

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**Indicative Selling Price**

\$750,000

**Median Unit Price**

September quarter 2024: \$845,000



 2  2  1

**Property Type:** Apartment

## Comparable Properties



**103/240 Mckinnon Rd MCKINNON 3204 (REI)**

Agent Comments

 2  2  2

**Price:** \$740,740

**Method:** Private Sale

**Date:** 26/09/2024

**Property Type:** Apartment



**105/39 Nicholson St BENTLEIGH 3204 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$726,500

**Method:** Sold Before Auction

**Date:** 19/06/2024

**Property Type:** Unit

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.

Account - Jellis Craig | P: 03 9593 4500



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