

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

7/85 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Bentleigh

Period - From 10/04/2024

to

09/04/2025

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	3/7 Brentwood St BENTLEIGH 3204	\$450,000	18/03/2025
2	6/148 Tucker Rd BENTLEIGH 3204	\$462,000	20/11/2024
3	6/23 Elizabeth St BENTLEIGH EAST 3165	\$475,000	07/11/2024

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:

10/04/2025 08:35



 2  1  1

Rooms: 5

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

10/04/2024 - 09/04/2025: \$630,000

Comparable Properties



3/7 Brentwood St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 18/03/2025

Property Type: Apartment



6/148 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$462,000

Method: Private Sale

Date: 20/11/2024

Property Type: Apartment



6/23 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$475,000

Method: Sold Before Auction

Date: 07/11/2024

Property Type: Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480