

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 111/21-25 Nicholson 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) (\*Delete single price or range as applicable)

Range between \$580,000 & \$630,000

## Median sale price

Median price \$635,000 Property type Unit Suburb Bentleigh

Period - From 17/02/2024 to 16/02/2025 Source Property Data

## Comparable property sales

**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
108/25 Nicholson St BENTLEIGH 3204	\$580,000	24/10/2024
108/15 Vickery St BENTLEIGH 3204	\$650,000	15/10/2024
304/21-25 Nicholson St BENTLEIGH 3204	\$600,000	30/09/2024

This Statement of Information was prepared on: 17/02/2025