

# 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

208/16 Bent 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 \$610,000

### Median sale price

Median price \$804,000

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2024

to 31/12/2024

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 | 208/3 Faulkner St BENTLEIGH 3204      | \$610,000 | 16/11/2024   |
| 2 | 304/21-25 Nicholson St BENTLEIGH 3204 | \$600,000 | 30/09/2024   |
| 3 | 106/3 Faulkner St BENTLEIGH 3204      | \$620,000 | 16/09/2024   |

**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:

28/02/2025 14:59



2   
 2   
 1

Property Type: Apartment

Indicative Selling Price

\$610,000

Median Unit Price

December quarter 2024: \$804,000

## Comparable Properties



208/3 Faulkner St BENTLEIGH 3204 (REI/VG)

Agent Comments

2   
 2   
 1

Price: \$610,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Apartment



304/21-25 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments

2   
 2   
 1

Price: \$600,000

Method: Private Sale

Date: 30/09/2024

Property Type: Apartment



106/3 Faulkner St BENTLEIGH 3204 (REI/VG)

Agent Comments

2   
 2   
 1

Price: \$620,000

Method: Private Sale

Date: 16/09/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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