

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

301/82 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Bentleigh

Period - From

28/01/2024

to

27/01/2025

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	204/29 Loranne St BENTLEIGH 3204	\$760,000	25/12/2024
2	208/22 Bent St BENTLEIGH 3204	\$800,000	23/09/2024
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:

28/01/2025 13:51

301/82 Mitchell Street, Bentleigh Vic 3204

**Jellis
Craig**

Angus McPherson

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

28/01/2024 - 27/01/2025: \$640,000



 2  2  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



204/29 Loranne St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$760,000

Method: Private Sale

Date: 25/12/2024

Property Type: Apartment

Land Size: 105 sqm approx



208/22 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$800,000

Method: Private Sale

Date: 23/09/2024

Property Type: Apartment

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 | F: 03 9557 7604



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