

## 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

103/18 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

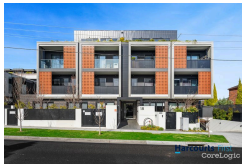
Date of sale

203/18 HAMILTON STREET BENTLEIGH VIC 3204	\$650,000	29-Apr-25
8/15 VICKERY STREET BENTLEIGH VIC 3204	\$724,000	17-May-25
10/15 VICKERY STREET BENTLEIGH VIC 3204	\$737,500	25-May-25

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 6 months.~~

This Statement of Information was prepared on: 07 July 2025



## 203/18 HAMILTON STREET BENTLEIGH VIC 3204

2 2 1

Sold Price **\$660,000** Sold Date **29-Apr-25**

Distance **0km**

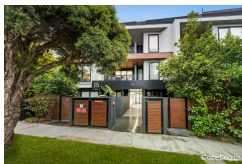


## 8/15 VICKERY STREET BENTLEIGH VIC 3204

2 2 1

Sold Price **\$724,000** Sold Date **17-May-25**

Distance **0.24km**



## 10/15 VICKERY STREET BENTLEIGH VIC 3204

2 2 1

Sold Price **\$737,500** Sold Date **25-May-25**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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