

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

105/25-27 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$580,000

&

\$600,000

Median sale price

Median price

\$1,051,200

Property Type

Unit

Suburb

Bentleigh

Period - From

01/04/2025

to

30/06/2025

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	7/27 Jasper Rd BENTLEIGH 3204	\$590,000	07/07/2025
2	5/2 Elm Gr MCKINNON 3204	\$585,000	23/05/2025
3	3/29 Holloway St ORMOND 3204	\$599,500	15/03/2025

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:

14/07/2025 10:35

105/25-27 Bent Street, Bentleigh Vic 3204

**Jellis
Craig**

Aqil Saibo

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Indicative Selling Price

\$580,000 - \$600,000

Median Unit Price

June quarter 2025: \$1,051,200



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



7/27 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$590,000

Method: Private Sale

Date: 07/07/2025

Property Type: Apartment



5/2 Elm Gr MCKINNON 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$585,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: Unit

Land Size: 728 sqm approx



3/29 Holloway St ORMOND 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$599,500

Method: Private Sale

Date: 15/03/2025

Property Type: Apartment

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



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