

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

107/11-13 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$608,000

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	109/25 Nicholson St BENTLEIGH 3204	\$615,000	03/07/2025
2	202/2 Ulupna Rd ORMOND 3204	\$600,000	29/06/2025
3	209/15 Vickery St BENTLEIGH 3204	\$625,000	31/03/2025

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:

19/08/2025 16:02

107/11-13 Bent Street, Bentleigh Vic 3204

JellisCraig

Kosta Mesaritis

9593 4500

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kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$608,000

Median Unit Price

June quarter 2025: \$1,051,200



 2  2  1

Property Type: Apartment

Comparable Properties



109/25 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$615,000

Method: Private Sale

Date: 03/07/2025

Property Type: Apartment

202/2 Ulupna Rd ORMOND 3204 (VG)

Agent Comments

 2  -  -

Price: \$600,000

Method: Sale

Date: 29/06/2025

Property Type: Strata Unit/Flat



209/15 Vickery St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$625,000

Method: Private Sale

Date: 31/03/2025

Property Type: Apartment

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



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