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

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			consumer.vic.gov.au	/underguoting

Single price \$608,000

Median sale price

Median price	\$1,051,200	Pro	operty Type Unit	t		Suburb	Bentleigh
Period - From	01/04/2025	to	30/06/2025	So	urce	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.

Add	dress 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:

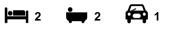
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107/11-13 Bent Street, Bentleigh Vic 3204

JellisCraig



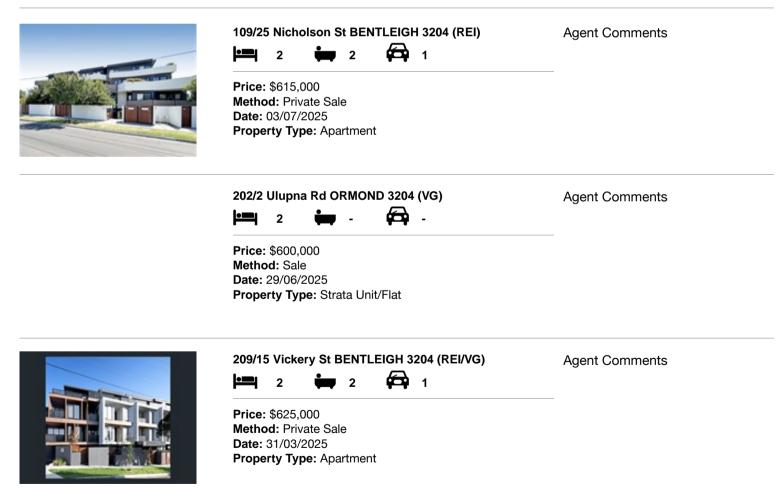


Property Type: Apartment

Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> Indicative Selling Price \$608,000 Median Unit Price June quarter 2025: \$1,051,200

Comparable Properties



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



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