Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	107/11-13 Bent Street, Bentleigh Vic 3204
Including suburb and	
postcode	

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	Pro	perty Type U	nit		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

Address of comparable property		1 1100	Date of Sale
1	111/6-8 Blair St BENTLEIGH 3204	\$620,000	13/09/2025
2	109/25 Nicholson St BENTLEIGH 3204	\$615,000	03/07/2025
3	202/2 Ulupna Rd ORMOND 3204	\$600,000	29/06/2025

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:	01/10/2025 09:12



Date of sale

JellisCraig

Dylan Poduch 9593 4500 0431 836 154 DylanPoduch@jelliscraig.com.au

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





Comparable Properties



111/6-8 Blair St BENTLEIGH 3204 (REI)

Price: \$620,000 Method: Private Sale Date: 13/09/2025

Property Type: Apartment

Agent Comments



109/25 Nicholson St BENTLEIGH 3204 (REI)

2

Price: \$615,000 Method: Private Sale Date: 03/07/2025

Property Type: Apartment

Agent Comments

202/2 Ulupna Rd ORMOND 3204 (VG)

Agent Comments

Price: \$600,000 Method: Sale Date: 29/06/2025

Property Type: Strata Unit/Flat

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



