

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

15 Mckittrick Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,752,500

Property Type House

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	19 Lesden St BENTLEIGH EAST 3165	\$1,605,000	28/06/2025
2	2 Wilma St BENTLEIGH 3204	\$1,700,000	21/06/2025
3	11 Mckittrick Rd BENTLEIGH 3204	\$1,750,000	14/06/2025

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:

07/08/2025 12:58

15 Mckittrick Road, Bentleigh Vic 3204

JellisCraig

Jack Liu
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4 2 3

Property Type: House

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
June quarter 2025: \$1,752,500

Comparable Properties



19 Lesden St BENTLEIGH EAST 3165 (REI)

4 2 5

Agent Comments

Price: \$1,605,000
Method: Sold Before Auction
Date: 28/06/2025
Property Type: House (Res)



2 Wilma St BENTLEIGH 3204 (REI)

4 2 3

Agent Comments

Price: \$1,700,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 600 sqm approx



11 Mckittrick Rd BENTLEIGH 3204 (REI/VG)

5 2 2

Agent Comments

Price: \$1,750,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 669 sqm approx

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



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