

# 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

201/15 Bent Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$860,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2025 to 31/03/2026 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	3/15 Bent St BENTLEIGH 3204	\$600,000	31/05/2026
2	106/10 Station Av MCKINNON 3204	\$638,800	29/05/2026
3	108/27 Bent St BENTLEIGH 3204	\$610,000	20/05/2026

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:

16/06/2026 10:11



 2   
  2   
  1

Property Type: Apartment

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending March 2026: \$860,000

## Comparable Properties



3/15 Bent St BENTLEIGH 3204 (REI)

Agent Comments

 2   
  2   
  1

Price: \$600,000

Method: Private Sale

Date: 31/05/2026

Property Type: Apartment

106/10 Station Av MCKINNON 3204 (REI)

Agent Comments

 2   
  2   
  1

Price: \$638,800

Method: Sold Before Auction

Date: 29/05/2026

Property Type: Apartment

Land Size: 78 sqm approx



108/27 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2   
  2   
  1

Price: \$610,000

Method: Sold Before Auction

Date: 20/05/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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