

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

202/37 NICHOLSON STREET BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

501/324 CENTRE ROAD BENTLEIGH VIC 3204	\$711,000	15-Apr-25
6/79 MITCHELL STREET BENTLEIGH VIC 3204	\$710,000	31-May-25
8/15 VICKERY STREET BENTLEIGH VIC 3204	\$724,000	17-May-25

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 6 months.

This Statement of Information was prepared on: 24 June 2025



**501/324 CENTRE ROAD
BENTLEIGH VIC 3204**

2 2 -

Sold Price

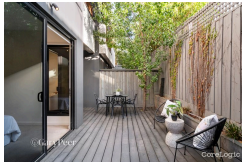
\$711,000

Sold Date

15-Apr-25

Distance

0.37km



**6/79 MITCHELL STREET
BENTLEIGH VIC 3204**

2 2 1

Sold Price

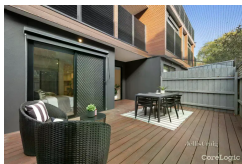
^{RS} **\$710,000**

Sold Date

31-May-25

Distance

0.52km



**8/15 VICKERY STREET BENTLEIGH
VIC 3204**

2 2 1

Sold Price

\$724,000

Sold Date

17-May-25

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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