

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

23 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,150,000

&

\$2,350,000

Median sale price

Median price \$1,775,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2025

to

31/03/2025

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	6 Sara Av BRIGHTON EAST 3187	\$2,250,000	29/03/2025
2	32 Pascoe Av BENTLEIGH 3204	\$2,415,000	23/01/2025
3			

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:

08/04/2025 13:09



4 2 2

Property Type: House

Comparable Properties



6 Sara Av BRIGHTON EAST 3187 (REI)

Agent Comments

5 2 3

Price: \$2,250,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 618 sqm approx



32 Pascoe Av BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$2,415,000

Method: Sold Before Auction

Date: 23/01/2025

Property Type: House (Res)

Land Size: 606 sqm approx

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.