

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

305/79 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$858,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2024

to

30/09/2025

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	103/79 Mitchell St BENTLEIGH 3204	\$710,000	14/10/2025
2	103/82 Mitchell St BENTLEIGH 3204	\$681,500	29/08/2025
3	6/79 Mitchell St BENTLEIGH 3204	\$710,000	31/05/2025

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:

20/11/2025 11:26



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending September 2025: \$858,000

Comparable Properties



103/79 Mitchell St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$710,000
Method: Sold Before Auction
Date: 14/10/2025
Property Type: Unit



103/82 Mitchell St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$681,500
Method: Private Sale
Date: 29/08/2025
Property Type: Apartment



6/79 Mitchell St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$710,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Apartment