

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6/25 Vickery Street Bentleigh, 3204
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Indicative selling price

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

Single price	\$500,000
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Median sale price

Median price	\$680,000	Property Type	UNIT	Suburb	BENTLEIGH
Period - From	01-Jun-2024	to	31-May-2025	Source	PropTrack

Comparable property sales

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	5/12 Vickery Street Bentleigh	\$535,000	14-Feb-2025
2	7/85 Mitchell Street Bentleigh	\$515,000	30-Apr-2025
3	3/37 Gilbert Grove Bentleigh	\$522,000	13-Mar-2025

This statement of information was prepared on 27-Jun-2025 at 11:00:36 AM AEST