

# 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

8/15 Vickery 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 \$650,000

&

\$700,000

### Median sale price

Median price \$854,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2024

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	209/15 Vickery St BENTLEIGH 3204	\$625,000	31/03/2025
2	2/15 Vickery St BENTLEIGH 3204	\$710,000	09/11/2024
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:

22/04/2025 12:37

8/15 Vickery Street, Bentleigh Vic 3204

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

Year ending March 2025: \$854,000



 2  2  1

**Property Type:** Apartment

## Comparable Properties



**209/15 Vickery St BENTLEIGH 3204 (REI)**

Agent Comments

 2  2  1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 31/03/2025

**Property Type:** Apartment



**2/15 Vickery St BENTLEIGH 3204 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$710,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** Apartment

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.

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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