

# 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

103/11 Bent Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$670,000

### Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Bentleigh

Period - From

04/08/2024

to

03/08/2025

Source

Property Data

### 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 | 105/134 McKinnon Rd MCKINNON 3204 | \$680,000 | 11/06/2025   |
| 2 | 203/18 Hamilton St BENTLEIGH 3204 | \$660,000 | 29/04/2025   |
| 3 | 211/277 Centre Rd BENTLEIGH 3204  | \$649,000 | 29/04/2025   |

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:

04/08/2025 14:05



2 2 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$670,000  
Median Unit Price  
04/08/2024 - 03/08/2025: \$625,000

Comparable Properties



105/134 McKinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$680,000  
Method: Private Sale  
Date: 11/06/2025  
Property Type: Apartment



203/18 Hamilton St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$660,000  
Method: Private Sale  
Date: 29/04/2025  
Property Type: Apartment

211/277 Centre Rd BENTLEIGH 3204 (VG)

Agent Comments

2 - -

Price: \$649,000  
Method: Sale  
Date: 29/04/2025  
Property Type: Strata Unit/Flat