

# 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

302/15 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 \$800,000 & \$880,000

### Median sale price

Median price \$880,000 Property Type Unit 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	1/39 Mavho St BENTLEIGH 3204	\$870,000	27/05/2025
2	306/22 Bent St BENTLEIGH 3204	\$860,000	25/03/2025
3	10/307 Grange Rd ORMOND 3204	\$930,000	18/02/2025

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:

02/07/2025 17:12

302/15 Vickery Street, Bentleigh Vic 3204

woodards 

Ruth Roberts

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**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

March quarter 2025: \$880,000



 3  3  2

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**1/39 Mavho St BENTLEIGH 3204 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$870,000

**Method:** Sold Before Auction

**Date:** 27/05/2025

**Property Type:** Apartment



**306/22 Bent St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 25/03/2025

**Property Type:** Apartment



**10/307 Grange Rd ORMOND 3204 (REI/VG)**

**Agent Comments**

 3  3  2

**Price:** \$930,000

**Method:** Private Sale

**Date:** 18/02/2025

**Property Type:** Townhouse (Single)

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480



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