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

Single price | $689,000

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	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: 01/07/2025 15:54

CONSUMER AFFAIRS VICTORIA

buxton

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$689,000
Median Unit Price
March quarter 2025: $880,000

Comparable Properties

105/134 McKinnon Rd MCKINNON 3204 (REI)

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

Agent Comments

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

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

Agent Comments

211/277 Centre Rd BENTLEIGH 3204 (VG)

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

Agent Comments

Account - Buxton | P: 03 9563 9933