

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

3/15 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$600,000

Median sale price

Median price \$660,000

Property Type Unit

Suburb Bentleigh

Period - From 22/04/2025

to 21/04/2026

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	109/22 Bent St BENTLEIGH 3204	\$592,000	28/02/2026
2	503/669 Centre Rd BENTLEIGH EAST 3165	\$600,000	24/02/2026
3	210/277 Centre Rd BENTLEIGH 3204	\$650,000	05/02/2026

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:

22/04/2026 13:25



Property Type:
Divorce/Estate/Family Transfers
Land Size: 850 sqm approx
Agent Comments

Indicative Selling Price
\$600,000
Median Unit Price
22/04/2025 - 21/04/2026: \$660,000

Comparable Properties



109/22 Bent St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$592,000
Method: Private Sale
Date: 28/02/2026
Property Type: Apartment

503/669 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 24/02/2026
Property Type: Apartment



210/277 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 05/02/2026
Property Type: Apartment

Account - Buxton | P: 03 9563 9933



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