

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

107/15 Hamilton Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$672,500

Property Type

Unit

Suburb

Bentleigh

Period - From

04/06/2025

to

03/06/2026

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	108/27 Bent St BENTLEIGH 3204	\$610,000	20/05/2026
2	202/33 Nicholson St BENTLEIGH 3204	\$645,000	11/03/2026
3	101/39 Nicholson St BENTLEIGH 3204	\$675,000	11/03/2026

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:

04/06/2026 12:55

107/15 Hamilton Street, Bentleigh Vic 3204



 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$649,000

Median Unit Price
04/06/2025 - 03/06/2026: \$672,500

Comparable Properties



108/27 Bent St BENTLEIGH 3204 (REI)

[Agent Comments](#)

 2  2  1

Price: \$610,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: Apartment

202/33 Nicholson St BENTLEIGH 3204 (VG)

[Agent Comments](#)

 2  -  -

Price: \$645,000
Method: Sale
Date: 11/03/2026
Property Type: Strata Unit/Flat



101/39 Nicholson St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$675,000
Method: Private Sale
Date: 11/03/2026
Property Type: Apartment

Account - Buxton



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