

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

\$675,000

Median sale price

Median price

\$654,000

Property Type

Unit

Suburb

Bentleigh

Period - From

19/03/2025

to

18/03/2026

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	7/18 Hamilton St BENTLEIGH 3204	\$700,000	13/03/2026
2	101/39 Nicholson St BENTLEIGH 3204	\$675,000	11/03/2026
3	304/8 Blair St BENTLEIGH 3204	\$650,000	18/11/2025

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:

19/03/2026 13:19

107/15 Hamilton Street, Bentleigh Vic 3204



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$675,000

Median Unit Price
19/03/2025 - 18/03/2026: \$654,000

Comparable Properties



7/18 Hamilton St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 13/03/2026
Property Type: Apartment



101/39 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments



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



304/8 Blair St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 18/11/2025
Property Type: Apartment

Account - Buxton



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