

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

1/33 Nicholson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Bentleigh

Period - From 21/05/2025

to

20/05/2026

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	403/277 Centre Rd BENTLEIGH 3204	\$950,000	05/03/2026
2	504/277 Centre Rd BENTLEIGH 3204	\$1,040,000	28/02/2026
3	503/277 Centre Rd BENTLEIGH 3204	\$950,000	22/01/2026

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:

21/05/2026 12:42



 4  3  2

Rooms: 7

Property Type: Apartment

Land Size: Subdivided sqm
approx

Agent Comments

Brand New Ground Floor Apartment.

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

21/05/2025 - 20/05/2026: \$850,000

Comparable Properties

403/277 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 05/03/2026

Property Type: Apartment



504/277 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,040,000

Method: Private Sale

Date: 28/02/2026

Property Type: Apartment



503/277 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 22/01/2026

Property Type: Apartment