

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

10/16 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$550,000

&

\$590,000

Median sale price

Median price \$672,500

Property Type Unit

Suburb Bentleigh

Period - From 13/08/2025

to

12/08/2026

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	3/15 Bent St BENTLEIGH 3204	\$600,000	31/05/2026
2	103/22 Bent St BENTLEIGH 3204	\$575,000	26/05/2026
3	108/27 Bent St BENTLEIGH 3204	\$610,000	20/05/2026

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:

13/08/2026 10:22

10/16 Bent Street, Bentleigh Vic 3204

JellisCraig

Jack Liu
9593 4500
0420 222 639
jackliu@jellisrcraig.com.au



2 2 1

Property Type: Apartment

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

13/08/2025 - 12/08/2026: \$672,500

Comparable Properties



3/15 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 31/05/2026

Property Type: Apartment



103/22 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$575,000

Method: Private Sale

Date: 26/05/2026

Property Type: Apartment

Land Size: 70 sqm approx



108/27 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$610,000

Method: Sold Before Auction

Date: 20/05/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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