

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

102/39 Nicholson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$650,000

&

\$680,000

Median sale price

Median price

\$860,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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	3/29 Lorraine St BENTLEIGH 3204	\$642,500	16/06/2026
2	6/31 Prince Edward Av MCKINNON 3204	\$680,000	05/06/2026
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:

22/06/2026 16:42

All 3 apartments have 2b2b1c. Lorraine st is not in the Mckinnon school zone however it looks quite nice inside. Prince Edward is a better location as it's not right on the train line but further from shops. 101/39 is in same block.