

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

102/40 Mavho Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$565,000 & \$585,000

Median sale price

Median price \$795,000

Property Type Unit

Suburb Bentleigh

Period - From 08/07/2025

to 07/07/2026

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	6/60-66 Patterson Rd BENTLEIGH 3204	\$590,000	30/05/2026
2	110/39 Mavho St BENTLEIGH 3204	\$570,000	29/04/2026
3	108/3 Faulkner St BENTLEIGH 3204	\$595,000	02/02/2026

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:

08/07/2026 13:04

102/40 Mavho Street, Bentleigh Vic 3204

JellisCraig

Sarah Gursansky

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Indicative Selling Price

\$565,000 - \$585,000

Median Unit Price

08/07/2025 - 07/07/2026: \$795,000



 2  2  1

Property Type: Unit

Comparable Properties



6/60-66 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$590,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Apartment



110/39 Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$570,000

Method: Sold Before Auction

Date: 29/04/2026

Property Type: Apartment



108/3 Faulkner St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$595,000

Method: Private Sale

Date: 02/02/2026

Property Type: Apartment

Land Size: 88 sqm approx

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



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