

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

3/8 Fitzroy Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

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	24b St James Av BENTLEIGH 3204	\$980,000	22/06/2026
2	1/3-5 Wolsley St BENTLEIGH 3204	\$950,000	27/01/2026
3			

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 13:18



Property Type: Flat
Land Size: 173.118 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median Unit Price
 08/07/2025 - 07/07/2026: \$795,000

Comparable Properties



24b St James Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$980,000
Method: Sold Before Auction
Date: 22/06/2026
Property Type: Unit



1/3-5 Wolsley St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 27/01/2026
Property Type: House (Res)

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.

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372