

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

5/27 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Bentleigh

Period - From

22/06/2025

to

21/06/2026

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	6/31 Prince Edward Av MCKINNON 3204	\$680,000	05/06/2026
2	2/82 Mitchell St BENTLEIGH 3204	\$738,000	18/04/2026
3	202/134 Mckinnon Rd MCKINNON 3204	\$680,000	24/03/2026

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 17:29

5/27 Bent Street, Bentleigh Vic 3204

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2 2 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Unit Price
22/06/2025 - 21/06/2026: \$670,000

Comparable Properties



6/31 Prince Edward Av MCKINNON 3204 (REI)

Agent Comments

2 2 1

Price: \$680,000
Method: Sold Before Auction
Date: 05/06/2026
Property Type: Apartment



2/82 Mitchell St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$738,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Apartment



202/134 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$680,000
Method: Private Sale
Date: 24/03/2026
Property Type: Apartment
Land Size: 1123 sqm approx

Account - Slater & Levin



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