

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6/25 Vickery Street Bentleigh, 3204
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Indicative selling price

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

Single price	\$520,000
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Median sale price

Median price	\$877,500	Property Type	UNIT	Suburb	BENTLEIGH
Period - From	01-Jun-2024	to	01-Jun-2025	Source	Corelogic

Comparable property sales

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	5/12 Vickery Street Bentleigh	\$535,000	14-Feb-2025
2	4/12 Vickery Street Bentleigh	\$520,000	12-Dec-2024
3	1/12 Vickery Street Bentleigh	\$555,000	24-Jan-2025

This statement of information was prepared on 04-Jun-2025 at 11:50:01 AM AEST