

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

9/21 Bent Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Bentleigh

Period - From 04/08/2025

to

03/08/2026

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	6/74 Bendigo Av BENTLEIGH 3204	\$504,000	22/07/2026
2	3/7 Bent St BENTLEIGH 3204	\$576,000	07/04/2026
3	1/5 South Av BENTLEIGH 3204	\$495,000	31/03/2026

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:

04/08/2026 10:20

9/21 Bent Street, Bentleigh Vic 3204



Property Type:
Agent Comments

Indicative Selling Price
\$430,000 - \$470,000
Median Unit Price
04/08/2025 - 03/08/2026: \$670,000

Comparable Properties



6/74 Bendigo Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$504,000
Method: Sold Before Auction
Date: 22/07/2026
Property Type: Apartment



3/7 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$576,000
Method: Private Sale
Date: 07/04/2026
Property Type: Apartment



1/5 South Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 31/03/2026
Property Type: Apartment

Account - Buxton



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