

# 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

7/18 Hamilton Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$650,000

### Median sale price

Median price \$649,000

Property Type Unit

Suburb Bentleigh

Period - From 16/02/2025

to 15/02/2026

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	1/2 Werona St BENTLEIGH 3204	\$654,000	03/02/2026
2	304/8 Blair St BENTLEIGH 3204	\$650,000	18/11/2025
3	202/25 Nicholson St BENTLEIGH 3204	\$632,000	07/11/2025

**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:

16/02/2026 10:35

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**Indicative Selling Price**

\$650,000

**Median Unit Price**

16/02/2025 - 15/02/2026: \$649,000



2 1 1

**Property Type:** Apartment

## Comparable Properties



**1/2 Werona St BENTLEIGH 3204 (REI)**

Agent Comments

2 1 1

**Price:** \$654,000

**Method:** Sold Before Auction

**Date:** 03/02/2026

**Property Type:** Apartment



**304/8 Blair St BENTLEIGH 3204 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 18/11/2025

**Property Type:** Apartment



**202/25 Nicholson St BENTLEIGH 3204 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$632,000

**Method:** Private Sale

**Date:** 07/11/2025

**Property Type:** Apartment

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