

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

3/16 Vickery Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$855,000 Property Type Unit Suburb Bentleigh

Period - From 11/02/2025 to 10/02/2026 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	109/27 Bent St BENTLEIGH 3204	\$550,000	17/12/2025
2	5/11 Walsh St ORMOND 3204	\$540,000	16/12/2025
3	6/19 Gray St BENTLEIGH EAST 3165	\$567,500	21/09/2025

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:

11/02/2026 16:23



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

11/02/2025 - 10/02/2026: \$855,000

Comparable Properties



109/27 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 17/12/2025

Property Type: Apartment



5/11 Walsh St ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 16/12/2025

Property Type: Apartment



6/19 Gray St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$567,500

Method: Private Sale

Date: 21/09/2025

Property Type: Apartment

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