

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

1/12 North Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Bentleigh

Period - From 04/03/2025 to 03/03/2026 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	2/3-5 Wyuna Ct BENTLEIGH 3204	\$875,000	13/12/2025
2	14/1d Tovan Akas Av BENTLEIGH 3204	\$850,000	20/09/2025
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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:

04/03/2026 14:25



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
04/03/2025 - 03/03/2026: \$850,000

Comparable Properties



2/3-5 Wyuna Ct BENTLEIGH 3204 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 13/12/2025
Property Type: Unit



14/1d Tovan Akas Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit
Land Size: 162 sqm approx

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.