

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

101/39 NICHOLSON STREET BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$635,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

7/39 NICHOLSON STREET BENTLEIGH VIC 3204	\$650,000	10-Sep-24
203/18 HAMILTON STREET BENTLEIGH VIC 3204	\$660,000	29-Apr-25
202/29 LORANNE STREET BENTLEIGH VIC 3204	\$675,000	11-Nov-24

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 6 months.~~

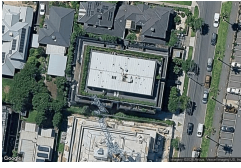
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**7/39 NICHOLSON STREET
BENTLEIGH VIC 3204**

2 2 1

Sold Price **\$650,000** Sold Date **10-Sep-24**

Distance **0km**



**203/18 HAMILTON STREET
BENTLEIGH VIC 3204**

2 2 1

Sold Price **\$660,000** Sold Date **29-Apr-25**

Distance **0.1km**



**202/29 LORANNE STREET
BENTLEIGH VIC 3204**

2 2 1

Sold Price **\$675,000** Sold Date **11-Nov-24**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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