

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

211/277-279 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$659,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Bentleigh

Period - From

02/04/2024

to

01/04/2025

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	111/25 Nicholson St BENTLEIGH 3204	\$635,000	12/03/2025
2	6/3 Faulkner St BENTLEIGH 3204	\$677,000	05/12/2024
3	8/22 Bent St BENTLEIGH 3204	\$670,000	05/12/2024

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:

02/04/2025 14:49

211/277-279 Centre Road, Bentleigh Vic 3204

**Jellis
Craig**

Anthony Fordham
9593 4500

0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$659,000

Median Unit Price

02/04/2024 - 01/04/2025: \$630,000



2 2 2

Rooms: 3

Property Type: Apartment

Comparable Properties



111/25 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$635,000

Method: Sold Before Auction

Date: 12/03/2025

Property Type: Apartment



6/3 Faulkner St BENTLEIGH 3204 (REI)

Agent Comments

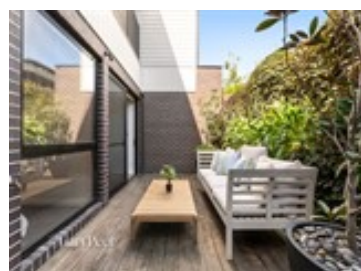
2 2 1

Price: \$677,000

Method: Private Sale

Date: 05/12/2024

Property Type: Apartment



8/22 Bent St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$670,000

Method: Private Sale

Date: 05/12/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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