

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

10/616-618 Centre Road, Bentleigh VIC 3204

Indicative selling price

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

Single price

\$370,000

Median sale price

Median price

\$946,000

Property Type

Unit

Suburb

Bentleigh

Period - From

06/08/2024

to

04/02/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
106/40 Mavho Street Bentleigh VIC 3204	\$375,000	17/12/2024
9/13 Ormond Road Ormond VIC 3204	\$385,000	22/10/2024
4/817 Centre Road Bentleigh East VIC 3165	\$400,000	21/08/2024

This Statement of Information was prepared on:

06/02/2025