

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$370,000

&

\$405,000

### Median sale price

Median price

\$1,626,500

Property Type

Other

Suburb

Bentleigh

Period - From

21/07/2024

to

20/01/2025

Source

core\_logic

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

**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.

Address of comparable property	Price	Date of sale
305/801 Centre Road Bentleigh East VIC 3165	\$379,500	04/12/2024
202/817 Centre Road Bentleigh East VIC 3165	\$377,000	16/12/2024
9/13 Ormond Road Ormond VIC 3204	\$385,000	21/11/2024

This Statement of Information was prepared on:

22/01/2025