

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

\$345,000

Median sale price

Median price

\$945,000

Property Type

Unit

Suburb

Bentleigh

Period - From

08/09/2024

to

07/03/2025

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 |
|----------------------------------|-----------|--------------|
| 9/13 Ormond Road Ormond VIC 3204 | \$385,000 | 22/10/2024 |
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This Statement of Information was prepared on:

08/03/2025