

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

207/1A OMEO COURT BENTLEIGH EAST VIC 3165

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

\$510,000

&

\$561,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,056,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

| | | |
|--|-----------|-----------|
| 104/815 CENTRE ROAD BENTLEIGH EAST VIC 3165 | \$550,000 | 27-Dec-24 |
| 101/650 CENTRE ROAD BENTLEIGH EAST VIC 3165 | \$560,900 | 07-Dec-24 |
| 5/170 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165 | \$550,000 | 28-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.~~

This Statement of Information was prepared on: 22 April 2025

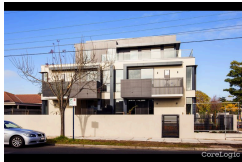


**104/815 CENTRE ROAD
BENTLEIGH EAST VIC 3165**

 2  2  1

Sold Price **\$550,000** Sold Date **27-Dec-24**

Distance **0.15km**

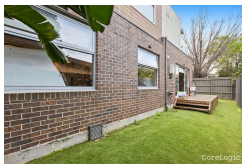


**101/650 CENTRE ROAD
BENTLEIGH EAST VIC 3165**

 2  2  1

Sold Price **\$560,900** Sold Date **07-Dec-24**

Distance **0.47km**



**5/170 EAST BOUNDARY ROAD
BENTLEIGH EAST VIC 3165**

 2  2  1

Sold Price **\$550,000** Sold Date **28-Nov-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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