

# 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

121/801 Centre Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$505,000

### Median sale price

Median price \$640,125

Property Type Unit

Suburb Bentleigh East

Period - From 25/02/2024

to 24/02/2025

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	203/801 Centre Rd BENTLEIGH EAST 3165	\$475,000	16/11/2024
2	201/665 Centre Rd BENTLEIGH EAST 3165	\$520,000	09/10/2024
3	115/24 Becket Av BENTLEIGH EAST 3165	\$500,000	30/08/2024

**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:

25/02/2025 10:38



**Property Type:** Apartment

## Comparable Properties



**203/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$475,000

**Method:** Private Sale

**Date:** 16/11/2024

**Property Type:** Apartment



**201/665 Centre Rd BENTLEIGH EAST 3165 (VG)**

Agent Comments



**Price:** \$520,000

**Method:** Sale

**Date:** 09/10/2024

**Property Type:** Strata Unit/Flat



**115/24 Becket Av BENTLEIGH EAST 3165 (VG)**

Agent Comments



**Price:** \$500,000

**Method:** Sale

**Date:** 30/08/2024

**Property Type:** Strata Unit/Flat

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