Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	121/801 Centre Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Single price \$505,000

Median sale price

Median price	\$640,125	Pro	perty 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

Add	dress 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 comparableproperties 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





Jack Liu 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$505,000 Median Unit Price 25/02/2024 - 24/02/2025: \$640,125



Property Type: Apartment

Comparable Properties



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

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Agent Comments

Price: \$475,000 Method: Private Sale Date: 16/11/2024

Property Type: Apartment



201/665 Centre Rd BENTLEIGH EAST 3165 (VG)

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Agent Comments

Price: \$520,000 **Method:** Sale **Date:** 09/10/2024

Property Type: Strata Unit/Flat



115/24 Becket Av BENTLEIGH EAST 3165 (VG)

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Agent Comments

Price: \$500,000 Method: Sale Date: 30/08/2024

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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