

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

14/332-338 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$575,000

&

\$630,000

Median sale price

Median price \$858,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2024

to 31/12/2024

Source REIV

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	203/19 Lillimur Rd ORMOND 3204	\$630,000	22/03/2025
2	102/27 Bent St BENTLEIGH 3204	\$577,000	05/03/2025
3	203/22 Bent St BENTLEIGH 3204	\$595,000	24/01/2025

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:

25/03/2025 10:14



2 1 2

Rooms: 3
Property Type: Apartment

Comparable Properties



203/19 Lillimur Rd ORMOND 3204 (REI)

Agent Comments

2 2 1

Price: \$630,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Apartment



102/27 Bent St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$577,000
Method: Private Sale
Date: 05/03/2025
Property Type: Apartment

203/22 Bent St BENTLEIGH 3204 (VG)

Agent Comments

2 - -

Price: \$595,000
Method: Sale
Date: 24/01/2025
Property Type: Strata Unit/Flat