

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

102/324 CENTRE ROAD BENTLEIGH VIC 3204

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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,500

Property type

Unit

Suburb

Bentleigh

Period-from

01 May 2024

to

30 Apr 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

102/23 BENT STREET BENTLEIGH VIC 3204	\$390,000	24-Apr-25
8/80 ROBERT STREET BENTLEIGH VIC 3204	\$404,000	10-Apr-25
10/616-618 CENTRE ROAD BENTLEIGH VIC 3204	\$360,000	16-Mar-25

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: 01 May 2025



**102/23 BENT STREET BENTLEIGH
VIC 3204**

 1  1  1

Sold Price

^{RS} **\$390,000** Sold Date **24-Apr-25**

Distance **0.47km**



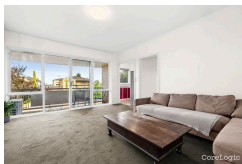
**8/80 ROBERT STREET BENTLEIGH
VIC 3204**

 1  1  1

Sold Price

^{RS} **\$404,000** Sold Date **10-Apr-25**

Distance **0.65km**



**10/616-618 CENTRE ROAD
BENTLEIGH VIC 3204**

 1  1  1

Sold Price

^{RS} **\$360,000** Sold Date **16-Mar-25**

Distance **1.48km**



**9/23 BENT STREET BENTLEIGH VIC
3204**

 1  1  1

Sold Price

\$445,000 Sold Date **16-Oct-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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