

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

102/665 CENTRE ROAD 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,188,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

206/3 FAULKNER STREET BENTLEIGH VIC 3204	\$570,000	09-Jul-26
103/22 BENT STREET BENTLEIGH VIC 3204	\$575,000	27-May-26
1/734 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$570,000	23-Jul-26

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: 14 August 2026

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206/3 FAULKNER STREET BENTLEIGH VIC 3204

 2  2  1

Sold Price

\$570,000

Sold Date

09-Jul-26

Distance

1.9km



103/22 BENT STREET BENTLEIGH VIC 3204

 2  2  1

Sold Price

\$575,000

Sold Date

27-May-26

Distance

1.4km



1/734 CENTRE ROAD BENTLEIGH EAST VIC 3165

 2  1  2

Sold Price

^{RS} **\$570,000** ^{UN}

Sold Date

23-Jul-26

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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