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

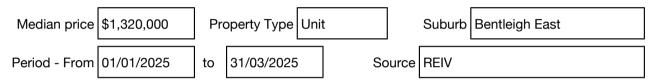
11/801 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$595,000

Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	2/170 East Boundary Rd BENTLEIGH EAST 3165	\$570,000	16/04/2025
2	1/16 Malane St BENTLEIGH EAST 3165	\$625,000	05/04/2025
3	209/15 Vickery St BENTLEIGH 3204	\$625,000	31/03/2025

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:

15/05/2025 11:03





Kosta Mesaritis

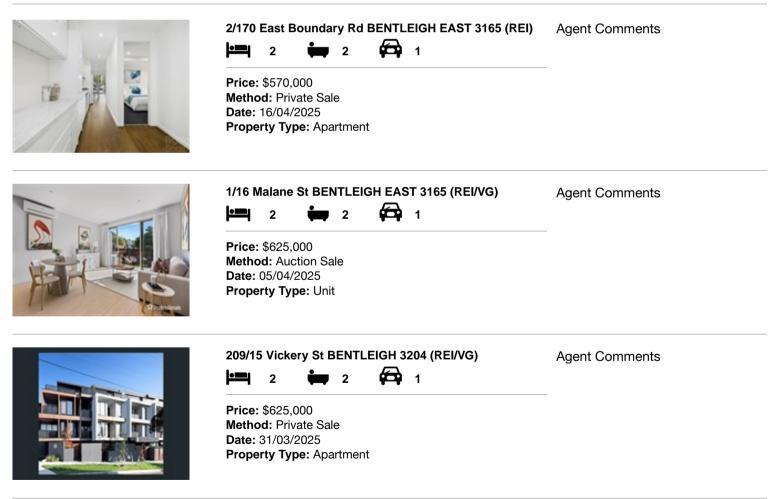


Property Type: Apartment

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> Indicative Selling Price \$595,000 Median Unit Price March quarter 2025: \$1,320,000

Comparable Properties



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



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