

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

123/801 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$470,000

&

\$490,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

07/07/2024

to

06/07/2025

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 | Price | Date of sale |
|---|---------------------------------------|-----------|--------------|
| 1 | 3/13 Gardeners Rd BENTLEIGH EAST 3165 | \$470,000 | 05/05/2025 |
| 2 | 203/801 Centre Rd BENTLEIGH EAST 3165 | \$475,000 | 16/11/2024 |
| 3 | | | |

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:

07/07/2025 10:11



 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$470,000 - \$490,000
Median Unit Price
07/07/2024 - 06/07/2025: \$700,000

Comparable Properties



3/13 Gardeners Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$470,000
Method: Private Sale
Date: 05/05/2025
Property Type: Apartment



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

Agent Comments

 2  2  2

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

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.