

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

127/801 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$375,000

&

\$395,000

Median sale price

Median price

\$1,196,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2024

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	305/801 Centre Rd BENTLEIGH EAST 3165	\$379,500	04/12/2024
2	202/817 Centre Rd BENTLEIGH EAST 3165	\$377,000	29/11/2024
3	208/669 Centre Rd BENTLEIGH EAST 3165	\$375,000	20/11/2024

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:

25/02/2025 14:15



1 1 1

Property Type: Apartment

Indicative Selling Price

\$375,000 - \$395,000

Median Unit Price

December quarter 2024: \$1,196,000

Comparable Properties



305/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

1 1 1

Price: \$379,500

Method: Private Sale

Date: 04/12/2024

Property Type: Apartment

Land Size: 3423 sqm approx

202/817 Centre Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

1 - -

Price: \$377,000

Method: Sale

Date: 29/11/2024

Property Type: Strata Unit/Flat



208/669 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

1 1 1

Price: \$375,000

Method: Private Sale

Date: 20/11/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500