

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

202/481 SOUTH 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Aug 2024

to

31 Jul 2025

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

706/6 STATION STREET MOORABBIN VIC 3189	\$480,000	19-Feb-25
206/1 MAJOR STREET HIGHETT VIC 3190	\$500,000	19-Feb-25
202/10 MAJOR STREET HIGHETT VIC 3190	\$505,000	04-Apr-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 August 2025



**706/6 STATION STREET
MOORABBIN VIC 3189**

 2  1  1

Sold Price **\$480,000** Sold Date **19-Feb-25**

Distance **0.26km**



**206/1 MAJOR STREET HIGHETT
VIC 3190**

 2  1  1

Sold Price **\$500,000** Sold Date **19-Feb-25**

Distance **1.66km**



**202/10 MAJOR STREET HIGHETT
VIC 3190**

 2  1  1

Sold Price **\$505,000** Sold Date **04-Apr-25**

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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