

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

204/481 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

\$450,000

or range
between

&

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

3/7 BRENTWOOD STREET BENTLEIGH VIC 3204	\$450,000	18-Mar-25
104/148 TUCKER ROAD BENTLEIGH VIC 3204	\$465,000	20-May-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: 08 August 2025


**3/7 BRENTWOOD STREET
BENTLEIGH VIC 3204**

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  1
  1

Sold Price **\$450,000** Sold Date **18-Mar-25**

Distance **0.53km**


**104/148 TUCKER ROAD
BENTLEIGH VIC 3204**

 2
  1
  -

Sold Price **\$465,000** Sold Date **20-May-25**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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