

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

206/324 CENTRE 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

\$440,000

&

\$478,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jul 2024

to

30 Jun 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

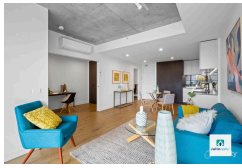
Date of sale

102/324 CENTRE ROAD BENTLEIGH VIC 3204	\$447,000	31-May-25
104/285-305 CENTRE ROAD BENTLEIGH VIC 3204	\$474,000	14-Jun-25
102/23 BENT STREET BENTLEIGH VIC 3204	\$390,000	24-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: 24 July 2025



**102/324 CENTRE ROAD
BENTLEIGH VIC 3204**

 1  1  -

Sold Price **\$447,000** Sold Date **31-May-25**

Distance **0km**



**104/285-305 CENTRE ROAD
BENTLEIGH VIC 3204**

 1  1  1

Sold Price ^{RS} **\$474,000** Sold Date **14-Jun-25**

Distance **0.07km**



**102/23 BENT STREET BENTLEIGH
VIC 3204**

 1  1  1

Sold Price **\$390,000** Sold Date **24-Apr-25**

Distance **0.47km**

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

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