

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

210/277-279 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Dec 2024

to

30 Nov 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

103/18 HAMILTON STREET BENTLEIGH VIC 3204	\$640,000	29-Jul-25
202/25 NICHOLSON STREET BENTLEIGH VIC 3204	\$632,000	07-Nov-25
304/6-8 BLAIR STREET BENTLEIGH VIC 3204	\$650,000	18-Nov-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: 16 December 2025



**103/18 HAMILTON STREET
BENTLEIGH VIC 3204**

 2  2  1

Sold Price **\$640,000** Sold Date **29-Jul-25**

Distance **0.27km**

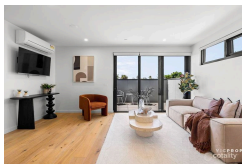


**202/25 NICHOLSON STREET
BENTLEIGH VIC 3204**

 2  2  1

Sold Price **\$632,000** Sold Date **07-Nov-25**

Distance **0.29km**



**304/6-8 BLAIR STREET
BENTLEIGH VIC 3204**

 2  2  1

Sold Price ^{RS} **\$650,000** Sold Date **18-Nov-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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