

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

220/801 CENTRE ROAD BENTLEIGH EAST VIC 3165

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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,007,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

103/14 LAUREL STREET BENTLEIGH EAST VIC 3165	\$499,000	09-Oct-24
202/14 LAUREL STREET BENTLEIGH EAST VIC 3165	\$550,000	21-Mar-25
25/76 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$525,000	16-Dec-24

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: 30 May 2025



**103/14 LAUREL STREET
BENTLEIGH EAST VIC 3165**

 2  1  1

Sold Price **\$499,000** Sold Date **09-Oct-24**

Distance **0.2km**



**202/14 LAUREL STREET
BENTLEIGH EAST VIC 3165**

 2  1  1

Sold Price **\$550,000** Sold Date **21-Mar-25**

Distance **0.2km**



**25/76 EAST BOUNDARY ROAD
BENTLEIGH EAST VIC 3165**

 2  1  1

Sold Price **\$525,000** Sold Date **16-Dec-24**

Distance **0.77km**



**9/23 ELIZABETH STREET
BENTLEIGH EAST VIC 3165**

 2  1  1

Sold Price **\$512,000** Sold Date **24-Feb-25**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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