

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

503/277-279 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

\$900,000

&

\$990,000

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

102/6 CLAIRE STREET MCKINNON VIC 3204	\$952,000	22-Sep-25
204/10 STATION AVENUE MCKINNON VIC 3204	\$961,000	28-Jun-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.

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Stefan Joannides

M 0416305506

E stefan.joannides@belleproperty.com



**102/6 CLAIRE STREET MCKINNON
VIC 3204**

Sold Price

\$952,000

Sold Date

22-Sep-25



3



2



2

Distance

0.87km



**204/10 STATION AVENUE
MCKINNON VIC 3204**

Sold Price

\$961,000

Sold Date

28-Jun-25



3



2



2

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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