Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	7/734 Centre Road, Bentleigh East Vic 3165
Including suburb and	-
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$1,196,000	Pro	perty Type	Jnit]	Suburb	Bentleigh East
Period - From	01/10/2024	to	31/12/2024	So	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	102/148 Tucker Rd BENTLEIGH 3204	\$462,000	20/11/2024
2	6/148 Tucker Rd BENTLEIGH 3204	\$462,000	20/11/2024
3	203/801 Centre Rd BENTLEIGH EAST 3165	\$475,000	16/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/02/2025 07:52









Property Type: Apartment Agent Comments

Indicative Selling Price \$390,000 - \$415,000 Median Unit Price December quarter 2024: \$1,196,000

Comparable Properties

102/148 Tucker Rd BENTLEIGH 3204 (VG)

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2





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Agent Comments

Price: \$462,000 Method: Sale Date: 20/11/2024

Property Type: Strata Unit/Flat



6/148 Tucker Rd BENTLEIGH 3204 (REI)

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Price: \$462,000





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Agent Comments

Agent Comments

Method: Private Sale Date: 20/11/2024

Property Type: Apartment



203/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

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Price: \$475,000 Method: Private Sale Date: 16/11/2024

Property Type: Apartment

Account - 11 North | P: 1300 353 836





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