

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

8/76 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$470,000

&

\$500,000

Median sale price

Median price

\$1,255,750

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2024

to

30/06/2025

Source

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	Price	Date of sale
1	102/815 Centre Rd BENTLEIGH EAST 3165	\$455,222	15/07/2025
2	3/13 Gardeners Rd BENTLEIGH EAST 3165	\$470,000	05/05/2025
3	3/7 Brentwood St BENTLEIGH 3204	\$450,000	18/03/2025

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 six months.~~

This Statement of Information was prepared on:

01/09/2025 15:14



 2  1  1

Property Type: Strata Unit/Flat

Comparable Properties



102/815 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$455,222

Method: Private Sale

Date: 15/07/2025

Property Type: Apartment



3/13 Gardeners Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$470,000

Method: Private Sale

Date: 05/05/2025

Property Type: Apartment



3/7 Brentwood St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 18/03/2025

Property Type: Apartment