

# 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

912 Centre Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2025

to

30/09/2025

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	39a Luntar Rd OAKLEIGH SOUTH 3167	\$870,000	09/07/2025
2	24 Gowrie St BENTLEIGH EAST 3165	\$850,000	27/06/2025
3	30 Clifton St BENTLEIGH EAST 3165	\$790,000	11/06/2025

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:

05/11/2025 10:12

Kosta Mesaritis  
9593 4500  
0412 117 529

kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

September quarter 2025: \$1,480,000



**Property Type:** House

## Comparable Properties



**39a Luntar Rd OAKLEIGH SOUTH 3167 (REI/VG)**

[Agent Comments](#)



**Price:** \$870,000

**Method:** Sold Before Auction

**Date:** 09/07/2025

**Property Type:** House (Res)

**24 Gowrie St BENTLEIGH EAST 3165 (VG)**

[Agent Comments](#)



**Price:** \$850,000

**Method:** Sale

**Date:** 27/06/2025

**Property Type:** House (Res)

**Land Size:** 352 sqm approx



**30 Clifton St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)



**Price:** \$790,000

**Method:** Sold Before Auction

**Date:** 11/06/2025

**Property Type:** Unit

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604