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

10/463 South Road, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$390,000		&		\$429,000			
Median sale p	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	11/07/2024	to	10/07/2025		So	urce	Property	/ Data

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

Ado	dress of comparable property	Price	Date of sale
1	103/451 South Rd BENTLEIGH 3204	\$420,000	04/07/2025
2			
3			

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:

11/07/2025 14:48



woodards





Property Type: Apartment Agent Comments Indicative Selling Price \$390,000 - \$429,000 Median Unit Price 11/07/2024 - 10/07/2025: \$625,000

Agent Comments

Comparable Properties



103/451 South Rd BENTLEIGH 3204 (REI)



Price: \$420,000 Method: Private Sale Date: 04/07/2025 Property Type: Apartment

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.

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