

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

501/342 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,620,990

Property type

Other

Suburb

Bentleigh

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

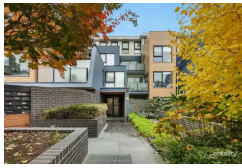
102/29 LORANNE STREET BENTLEIGH VIC 3204	\$621,000	18-Jun-25
111/25 NICHOLSON STREET BENTLEIGH VIC 3204	\$635,000	12-Mar-25
203/18 HAMILTON STREET BENTLEIGH VIC 3204	\$660,000	29-Apr-25

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.

This Statement of Information was prepared on: 14 July 2025

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**102/29 LORANNE STREET
BENTLEIGH VIC 3204**

 2  2  1

Sold Price

^{RS}

\$621,000

Sold Date

18-Jun-25

Distance

0.13km



**111/25 NICHOLSON STREET
BENTLEIGH VIC 3204**

 2  2  1

Sold Price

\$635,000

Sold Date

12-Mar-25

Distance

0.22km



**203/18 HAMILTON STREET
BENTLEIGH VIC 3204**

 2  2  1

Sold Price

\$660,000

Sold Date

29-Apr-25

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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