

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

739 South Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,438,000 Property Type House Suburb Bentleigh East

Period - From 31/07/2024 to 30/07/2025 Source 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 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	1/61 East Boundary Rd BENTLEIGH EAST 3165	\$1,025,000	20/03/2025
2	8 Montrose St OAKLEIGH SOUTH 3167	\$1,005,000	19/03/2025
3	502 South Rd MOORABBIN 3189	\$1,020,000	22/02/2025

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:

31/07/2025 12:18



Rooms: 6

Property Type: House

Comparable Properties



1/61 East Boundary Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)



Price: \$1,025,000

Method: Sold Before Auction

Date: 20/03/2025

Property Type: House (Res)



8 Montrose St OAKLEIGH SOUTH 3167 (REI)

[Agent Comments](#)



Price: \$1,005,000

Method: Private Sale

Date: 19/03/2025

Property Type: House

Land Size: 534 sqm approx



502 South Rd MOORABBIN 3189 (REI)

[Agent Comments](#)



Price: \$1,020,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 608 sqm approx