# 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

304/342 Centre Road, Bentleigh Vic 3204

## Indicative selling price

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Single price \$630,000

#### Median sale price

Median price	\$860,000	Pro	operty Type Unit	:		Suburb	Bentleigh
Period - From	01/07/2024	to	30/06/2025	Sou	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	211/277-279 Centre Rd BENTLEIGH 3204	\$649,000	29/04/2025
2	401/342 Centre Rd BENTLEIGH 3204	\$649,000	20/04/2025
3	14/332-338 Centre Rd BENTLEIGH 3204	\$644,000	17/04/2025

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:

29/07/2025 12:39



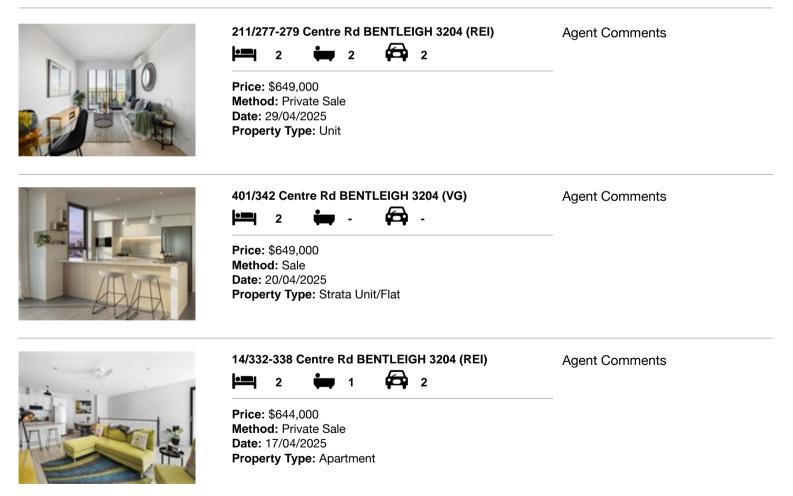
# buxton





**Property Type:** Agent Comments Indicative Selling Price \$630,000 Median Unit Price Year ending June 2025: \$860,000

# **Comparable Properties**



#### Account - Buxton | P: 03 9563 9933



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