

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	205/665 Centre Road, Bentleigh East Vic 3165
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Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price	\$1,215,000	Property Type	Unit	Suburb	Bentleigh East
Period - From	01/04/2024	to	31/03/2025	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	102/29 Loranne St BENTLEIGH 3204	\$621,000	18/06/2025
2	501/669 Centre Rd BENTLEIGH EAST 3165	\$575,000	17/06/2025
3	1/40 Mavho St BENTLEIGH 3204	\$555,000	28/04/2025

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: 05/07/2025 10:18



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

Year ending March 2025: \$1,215,000

Comparable Properties



102/29 Loranne St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$621,000

Method: Private Sale

Date: 18/06/2025

Property Type: Apartment



501/669 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 17/06/2025

Property Type: Apartment



1/40 Mavho St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 28/04/2025

Property Type: Unit