

# 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

G07/817 Centre Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$698,620 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2024 to 30/06/2025 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	2/170 East Boundary Rd BENTLEIGH EAST 3165	\$570,000	16/04/2025
2	1/16 Malane St BENTLEIGH EAST 3165	\$625,000	05/04/2025
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: 01/07/2025 15:55

7/817 Centre Road, Bentleigh East Vic 3165

**Jellis  
Craig**

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**Indicative Selling Price**

\$540,000 - \$590,000

**Median Unit Price**

01/07/2024 - 30/06/2025: \$698,620



 2  2  1

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**2/170 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 16/04/2025

**Property Type:** Apartment



**1/16 Malane St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$625,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** Unit

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.

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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