

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

203/451 South Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$450,000

&

\$485,000

Median sale price

Median price

\$880,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/01/2025

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	706/6 Station St MOORABBIN 3189	\$480,000	19/02/2025
2	2/364 Highett Rd HIGHETT 3190	\$468,000	24/01/2025
3	105/10 Major St HIGHETT 3190	\$460,500	15/01/2025

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:

28/06/2025 12:18

Kieran Lynch
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Indicative Selling Price

\$450,000 - \$485,000

Median Unit Price

March quarter 2025: \$880,000



2 1 1

Property Type: Apartment**Land Size:** 78.6 sqm approx**Agent Comments**

Comparable Properties

**706/6 Station St MOORABBIN 3189 (REI/VG)****Agent Comments**

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Price: \$480,000**Method:** Private Sale**Date:** 19/02/2025**Property Type:** Apartment**2/364 Highett Rd HIGHETT 3190 (REI/VG)****Agent Comments**

2 1 1

Price: \$468,000**Method:** Private Sale**Date:** 24/01/2025**Property Type:** Apartment**105/10 Major St HIGHETT 3190 (REI/VG)****Agent Comments**

2 2 1

Price: \$460,500**Method:** Private Sale**Date:** 15/01/2025**Property Type:** Apartment**Account - Lynchs Real Estate** | P: 03 9555 1911