

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

105/1a Vivien Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

17/07/2024

to

16/07/2025

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	7/27 Jasper Rd BENTLEIGH 3204	\$590,000	07/07/2025
2	9/817 Centre Rd BENTLEIGH EAST 3165	\$565,000	20/06/2025
3	501/669 Centre Rd BENTLEIGH EAST 3165	\$575,000	17/06/2025

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:

17/07/2025 15:59



 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000

Median Unit Price
17/07/2024 - 16/07/2025: \$700,000

Comparable Properties



7/27 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$590,000
Method: Private Sale
Date: 07/07/2025
Property Type: Apartment

9/817 Centre Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

 2  -  -

Price: \$565,000
Method: Sale
Date: 20/06/2025
Property Type: Strata Unit/Flat



501/669 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  2  1

Price: \$575,000
Method: Private Sale
Date: 17/06/2025
Property Type: Apartment

Account - Fletchers | P: 03 9571 7777