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	77 East Boundary Road, Bentleigh East Vic 3165
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
---------------------------	---	-------------

Median sale price

Median price	\$1,440,500	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	07/07/2024	to	06/07/2025		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

Add	dress of comparable property	Price	Date of sale
1	870 Centre Rd BENTLEIGH EAST 3165	\$1,150,000	22/03/2025
2	331 Chesterville Rd BENTLEIGH EAST 3165	\$1,200,000	01/03/2025
3	502 South Rd MOORABBIN 3189	\$1,020,000	22/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/07/2025 11:15













Property Type: House **Land Size:** 633 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price

07/07/2024 - 06/07/2025: \$1,440,500

Comparable Properties



870 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

--

.

5

Agent Comments

Larger land size, inferior location

Price: \$1,150,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res) Land Size: 781 sqm approx



331 Chesterville Rd BENTLEIGH EAST 3165 (REI/VG)







2

Agent Comments

Superior interior, smaller land size

Price: \$1,200,000 **Method:** Auction Sale **Date:** 01/03/2025

Property Type: House (Res) **Land Size:** 600 sqm approx



502 South Rd MOORABBIN 3189 (REI/VG)

_ ■ 1

1

Agent Comments
Smaller land size

Price: \$1,020,000 **Method:** Auction Sale **Date:** 22/02/2025

Property Type: House (Res)
Land Size: 608 sqm approx

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.