

# 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

77 East Boundary 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,440,500

Property 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	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 comparable properties 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



 3  1  2

**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)**

 3  2  5

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)  
**Land Size:** 781 sqm approx

Agent Comments

Larger land size, inferior location



**331 Chesterville Rd BENTLEIGH EAST 3165 (REI/VG)**

 3  1  2

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx

Agent Comments

Superior interior, smaller land size



**502 South Rd MOORABBIN 3189 (REI/VG)**

 3  1  1

**Price:** \$1,020,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx

Agent Comments

Smaller land size

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