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: 3/650 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $400,000 & $430,000

Median sale price

Median price $750,000 Property Type Unit Suburb Bentleigh East

Period - From 23/02/2025 to 22/02/2026 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	3/50 Robert St BENTLEIGH 3204	$415,000	22/09/2025
2	8/61 Lees St MCKINNON 3204	$430,000	19/09/2025
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: 23/02/2026 15:33

3/650 Centre Road, Bentleigh East Vic 3165

JellisCraig

Trent Collie
9593 4500
0425 740 484
trentcollie@jelliscraig.com.au



1 1 1

Property Type: Apartment

Indicative Selling Price
$400,000 - $430,000
Median Unit Price
23/02/2025 - 22/02/2026: $750,000

Comparable Properties



3/50 Robert St BENTLEIGH 3204 (REI/VG)

1 1 1

Price: $415,000
Method: Private Sale
Date: 22/09/2025
Property Type: Apartment

Agent Comments



8/61 Lees St MCKINNON 3204 (REI/VG)

1 1 1

Price: $430,000
Method: Private Sale
Date: 19/09/2025
Property Type: Apartment

Agent Comments

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.

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