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	967 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,175,000

Median sale price

Median price $1,520,000 Property Type House Suburb Bentleigh East

Period - From 30/03/2025 to 29/03/2026 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	127 Bignell Rd BENTLEIGH EAST 3165	$1,031,000	06/11/2025
2	22 Wards Gr BENTLEIGH EAST 3165	$1,200,000	22/10/2025
3	2 Warwick St BENTLEIGH EAST 3165	$1,110,000	11/10/2025

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: 30/03/2026 12:28

967 Centre Road, Bentleigh East Vic 3165



3 1 3

Property Type: House

Agent Comments

Indicative Selling Price
$1,175,000
Median House Price
30/03/2025 - 29/03/2026: $1,520,000

Comparable Properties



127 Bignell Rd BENTLEIGH EAST 3165 (REI/VG)

3 1 1

Price: $1,031,000
Method: Private Sale
Date: 06/11/2025
Property Type: House
Land Size: 331 sqm approx

Agent Comments



22 Wards Gr BENTLEIGH EAST 3165 (VG)

3 - -

Price: $1,200,000
Method: Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 405 sqm approx

Agent Comments



2 Warwick St BENTLEIGH EAST 3165 (REI/VG)

3 3 1

Price: $1,110,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 375 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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