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	1/561 South Road, Bentleigh Vic 3204

Indicative selling price

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

Single price $695,000

Median sale price

Median price $850,000 Property Type Unit Suburb Bentleigh

Period - From 02/05/2025 to 01/05/2026 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	13 Ashlar Rd MOORABBIN 3189	$590,000	05/02/2026
2	1/97 Rowans Rd MOORABBIN 3189	$715,000	21/12/2025
3	4/1 Anderson St BENTLEIGH 3204	$620,000	27/11/2025

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: 02/05/2026 07:48

1/561 South Road, Bentleigh Vic 3204

JellisCraig

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2 1 2

Property Type: Unit

Indicative Selling Price
$695,000
Median Unit Price
02/05/2025 - 01/05/2026: $850,000

Comparable Properties



13 Ashlar Rd MOORABBIN 3189 (VG)

3 - -

Price: $590,000
Method: Sale
Date: 05/02/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/97 Rowans Rd MOORABBIN 3189 (REI/VG)

2 1 2

Price: $715,000
Method: Private Sale
Date: 21/12/2025
Property Type: Unit

Agent Comments

4/1 Anderson St BENTLEIGH 3204 (VG)

2 - -

Price: $620,000
Method: Sale
Date: 27/11/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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