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	210/277-279 CENTRE ROAD BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	Unit	Suburb	Bentleigh
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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 6 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
103/18 HAMILTON STREET BENTLEIGH VIC 3204	$640,000	29-Jul-25
202/25 NICHOLSON STREET BENTLEIGH VIC 3204	$632,000	07-Nov-25
304/6-8 BLAIR STREET BENTLEIGH VIC 3204	$650,000	18-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 16 December 2025

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103/18 HAMILTON STREET BENTLEIGH VIC 3204

2 2 1

Sold Price **$640,000** Sold Date **29-Jul-25**

Distance **0.27km**



202/25 NICHOLSON STREET BENTLEIGH VIC 3204

2 2 1

Sold Price **$632,000** Sold Date **07-Nov-25**

Distance **0.29km**



304/6-8 BLAIR STREET BENTLEIGH VIC 3204

2 2 1

Sold Price RS **$650,000** Sold Date **18-Nov-25**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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