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	302/324 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	$775,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$933,750	Property type	Unit	Suburb	Bentleigh
Period-from	01 Mar 2025	to	28 Feb 2026	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
105/10 STATION AVENUE MCKINNON VIC 3204	$803,000	09-Nov-25
2/391 SOUTH ROAD BRIGHTON EAST VIC 3187	$805,000	19-Dec-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: 07 March 2026

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105/10 STATION AVENUE MCKINNON VIC 3204

3 2 2

Sold Price RS **$803,000** UN

Sold Date **09-Nov-25**

Distance **1.04km**



2/391 SOUTH ROAD BRIGHTON EAST VIC 3187

3 1 1

Sold Price RS **$805,000** UN

Sold Date **19-Dec-25**

Distance **1.58km**

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

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