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	207/730A CENTRE ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

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

Single Price	$450,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,182,000	Property type	Unit	Suburb	Bentleigh East
Period-from	01 Jul 2025	to	30 Jun 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
129/801 CENTRE ROAD BENTLEIGH EAST VIC 3165	$480,000	19-Apr-26
5/785 WARRIGAL ROAD BENTLEIGH EAST VIC 3165	$410,000	05-May-26
3/1126 NORTH ROAD BENTLEIGH EAST VIC 3165	$405,000	09-Jun-26

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: 09 July 2026

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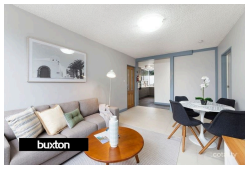
129/801 CENTRE ROAD BENTLEIGH EAST VIC 3165

2 1 1

Sold Price **$480,000** Sold Date **19-Apr-26**

Distance **0.06km**



5/785 WARRIGAL ROAD BENTLEIGH EAST VIC 3165

2 1 1

Sold Price **$410,000** Sold Date **05-May-26**

Distance **2.51km**



3/1126 NORTH ROAD BENTLEIGH EAST VIC 3165

2 1 1

Sold Price RS **$405,000** Sold Date **09-Jun-26**

Distance **2.54km**

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

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