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	513 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Single price $1,739,000

Median sale price

Median price $1,490,000 Property Type Townhouse Suburb Bentleigh

Period - From 31/03/2024 to 30/03/2025 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	10b Blackshaw St MCKINNON 3204	$1,641,500	19/12/2024
2	2 Glen Orme Av MCKINNON 3204	$1,700,000	13/11/2024
3	24B Windsor Av BENTLEIGH 3204	$1,710,000	11/11/2024

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: 31/03/2025 09:16

513 Centre Road, Bentleigh Vic 3204

Gavin van Rooyen
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4 2 2

Property Type: Townhouse

Indicative Selling Price
$1,739,000
Median Townhouse Price
31/03/2024 - 30/03/2025: $1,490,000

Comparable Properties



10b Blackshaw St MCKINNON 3204 (REI/VG)

4 4 2

Price: $1,641,500
Method: Private Sale
Date: 19/12/2024
Property Type: Townhouse (Single)

Agent Comments



2 Glen Orme Av MCKINNON 3204 (REI/VG)

4 2 3

Price: $1,700,000
Method: Sold Before Auction
Date: 13/11/2024
Property Type: House (Res)
Land Size: 435 sqm approx

Agent Comments

24B Windsor Av BENTLEIGH 3204 (VG)

3 - -

Price: $1,710,000
Method: Sale
Date: 11/11/2024
Property Type: Strata Unit/Townhouse - Conjoined

Agent Comments

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