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	509 South Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,620,990 Property Type House Suburb Bentleigh

Period - From 01/04/2024 to 31/03/2025 Source REIV

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	186 Highett Rd HIGHETT 3190	$1,285,000	21/05/2025
2	1083 Nepean Hwy MOORABBIN 3189	$1,200,000	02/04/2025
3	548 Bluff Rd HAMPTON 3188	$1,230,000	04/02/2025

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: 02/06/2025 10:10

509 South Road, Bentleigh Vic 3204



2 2 2

Property Type: Land
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending March 2025: $1,620,990

Comparable Properties



186 Highett Rd HIGHETT 3190 (REI)

3 1 2

Price: $1,285,000
Method: Private Sale
Date: 21/05/2025
Property Type: House
Land Size: 858 sqm approx

Agent Comments



1083 Nepean Hwy MOORABBIN 3189 (REI)

2 1 2

Price: $1,200,000
Method: Private Sale
Date: 02/04/2025
Property Type: House
Land Size: 700 sqm approx

Agent Comments



548 Bluff Rd HAMPTON 3188 (REI/VG)

3 1 2

Price: $1,230,000
Method: Private Sale
Date: 04/02/2025
Property Type: House
Land Size: 695 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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