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	3/76 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price $449,900

Median sale price

Median price $698,620 Property Type Unit Suburb Bentleigh East

Period - From 22/09/2024 to 21/09/2025 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	107/730a Centre Rd BENTLEIGH EAST 3165	$425,000	25/07/2025
2	102/815 Centre Rd BENTLEIGH EAST 3165	$455,222	15/07/2025
3			

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: 22/09/2025 14:28

3/76 East Boundary Road, Bentleigh East Vic 3165



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$449,900
Median Unit Price
22/09/2024 - 21/09/2025: $698,620

Comparable Properties



107/730a Centre Rd BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $425,000
Method: Sold Before Auction
Date: 25/07/2025
Property Type: Apartment

Agent Comments



102/815 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $455,222
Method: Private Sale
Date: 15/07/2025
Property Type: Apartment

Agent Comments

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.

Account - Buxton | P: 03 9563 9933

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