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	912 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $1,480,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2025 to 30/09/2025 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	39a Luntar Rd OAKLEIGH SOUTH 3167	$870,000	09/07/2025
2	24 Gowrie St BENTLEIGH EAST 3165	$850,000	27/06/2025
3	30 Clifton St BENTLEIGH EAST 3165	$790,000	11/06/2025

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: 05/11/2025 10:12

912 Centre Road, Bentleigh East Vic 3165

JellisCraig

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2 1

Property Type: House

Indicative Selling Price
$800,000 - $850,000
Median House Price
September quarter 2025: $1,480,000

Comparable Properties



39a Luntar Rd OAKLEIGH SOUTH 3167 (REI/VG)

3 1 1

Price: $870,000
Method: Sold Before Auction
Date: 09/07/2025
Property Type: House (Res)

Agent Comments

24 Gowrie St BENTLEIGH EAST 3165 (VG)

3 - -

Price: $850,000
Method: Sale
Date: 27/06/2025
Property Type: House (Res)
Land Size: 352 sqm approx

Agent Comments



30 Clifton St BENTLEIGH EAST 3165 (REI/VG)

3 1 2

Price: $790,000
Method: Sold Before Auction
Date: 11/06/2025
Property Type: Unit

Agent Comments

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