

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

302/324 CENTRE ROAD BENTLEIGH VIC 3204

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$911,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Feb 2025

to

31 Jan 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

105/10 STATION AVENUE MCKINNON VIC 3204	\$803,000	09-Nov-25
2/391 SOUTH ROAD BRIGHTON EAST VIC 3187	\$805,000	19-Dec-25

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.

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**105/10 STATION AVENUE
MCKINNON VIC 3204**

3 2 2

Sold Price ^{RS} **\$803,000** ^{UN} Sold Date **09-Nov-25**

Distance **1.04km**



**2/391 SOUTH ROAD BRIGHTON
EAST VIC 3187**

3 1 1

Sold Price ^{RS} **\$805,000** ^{UN} Sold Date **19-Dec-25**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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