

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

202/481 SOUTH 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$911,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jan 2025

to

31 Dec 2025

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

203/6 STATION STREET MOORABBIN VIC 3189	\$470,000	27-Nov-25
104/650 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$495,000	08-Nov-25
402/11 CENTRAL AVENUE MOORABBIN VIC 3189	\$510,000	29-Oct-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.~~

This Statement of Information was prepared on: 11 January 2026


**203/6 STATION STREET
MOORABBIN VIC 3189**
 2  1  1

 Sold Price **\$470,000** Sold Date **27-Nov-25**

 Distance **0.26km**

**104/650 CENTRE ROAD
BENTLEIGH EAST VIC 3165**
 2  1  1

 Sold Price **\$495,000** Sold Date **08-Nov-25**

 Distance **1.94km**

**402/11 CENTRAL AVENUE
MOORABBIN VIC 3189**
 2  1  1

 Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **29-Oct-25**

 Distance **0.18km**
RS = Recent sale

UN = Undisclosed Sale

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