

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

901 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2025

to

31/12/2025

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	107 Bignell Rd BENTLEIGH EAST 3165	\$1,333,000	08/11/2025
2	626 Centre Rd BENTLEIGH EAST 3165	\$1,252,000	20/09/2025
3	764 Centre Rd BENTLEIGH EAST 3165	\$1,275,000	03/09/2025

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:

21/02/2026 13:06



3 1 3

Property Type: House

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending December 2025: \$1,480,000

Comparable Properties



107 Bignell Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,333,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 604 sqm approx



626 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 4

Price: \$1,252,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 598 sqm approx



764 Centre Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

3 - -

Price: \$1,275,000
Method: Sale
Date: 03/09/2025
Property Type: House (Res)
Land Size: 585 sqm approx

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