

# 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

1001 Centre Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

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

Period - From 17/02/2025 to 16/02/2026 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	1177 North Rd OAKLEIGH 3166	\$981,000	18/10/2025
2	15 Druitt St OAKLEIGH SOUTH 3167	\$1,080,000	17/10/2025
3	739 South Rd BENTLEIGH EAST 3165	\$1,170,000	30/08/2025

**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: 17/02/2026 11:08



**Property Type:** House

## Comparable Properties

1177 North Rd OAKLEIGH 3166 (REI/VG)

Agent Comments



**Price:** \$981,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** House (Res)

**Land Size:** 567 sqm approx



15 Druitt St OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



**Price:** \$1,080,000

**Method:** Sold Before Auction

**Date:** 17/10/2025

**Property Type:** House (Res)

**Land Size:** 543 sqm approx



739 South Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** House (Res)

**Land Size:** 656 sqm approx