

# 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

967 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,495,000

Property Type

House

Suburb

Bentleigh East

Period - From

03/03/2025

to

02/03/2026

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	14 Cardiff St BENTLEIGH EAST 3165	\$1,075,000	08/09/2025
2	5 Elora Rd OAKLEIGH SOUTH 3167	\$1,180,000	06/09/2025
3	613 Warrigal Rd BENTLEIGH EAST 3165	\$1,025,000	06/09/2025

**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:

03/03/2026 14:55



3    

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 585 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
03/03/2025 - 02/03/2026: \$1,495,000

## Comparable Properties



14 Cardiff St BENTLEIGH EAST 3165 (REI)

Agent Comments

2   2   2

**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 08/09/2025  
**Property Type:** House (Res)



5 Elora Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3   1   3

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 595 sqm approx



613 Warrigal Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,025,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 21 sqm approx

Account - Marshall White | P: 03 9822 9999



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