

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

1/910 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,416,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2025 to 30/09/2025 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	1/3 Trinity Ct BENTLEIGH EAST 3165	\$960,000	17/09/2025
2	165a Bignell Rd BENTLEIGH EAST 3165	\$909,000	26/07/2025
3	39a Luntar Rd OAKLEIGH SOUTH 3167	\$870,000	09/07/2025

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:

24/10/2025 14:53



 3  2  1

Property Type: Unit

Comparable Properties



1/3 Trinity Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$960,000

Method: Sold Before Auction

Date: 17/09/2025

Property Type: Townhouse (Single)

Land Size: 303 sqm approx



165a Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  2  2

Price: \$909,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 220 sqm approx



39a Luntar Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

 3  1  1

Price: \$870,000

Method: Sold Before Auction

Date: 09/07/2025

Property Type: House (Res)