

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

1/561 South Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$971,250

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2025

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	2/10 Turner Rd HIGHETT 3190	\$690,000	11/03/2026
2	3/561 South Rd BENTLEIGH 3204	\$735,000	14/02/2026
3	1/97 Rowans Rd MOORABBIN 3189	\$715,000	21/12/2025

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:

07/04/2026 09:54

1/561 South Road, Bentleigh Vic 3204

JellisCraig

Sarah Gursansky

9593 4500

0467 533 309

sarahgursansky@jellisrcraig.com.au

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

December quarter 2025: \$971,250



2 1 2

Property Type: Unit

Comparable Properties



2/10 Turner Rd HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$690,000

Method: Sold Before Auction

Date: 11/03/2026

Property Type: Unit



3/561 South Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$735,000

Method: Sold Before Auction

Date: 14/02/2026

Property Type: Unit

Land Size: 176 sqm approx



1/97 Rowans Rd MOORABBIN 3189 (REI/VG)

Agent Comments

2 1 2

Price: \$715,000

Method: Private Sale

Date: 21/12/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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