

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

102/730a Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$696,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

15/06/2025

to

14/06/2026

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	7/23 Elizabeth St BENTLEIGH EAST 3165	\$470,000	03/03/2026
2	21/801 Centre Rd BENTLEIGH EAST 3165	\$515,000	12/02/2026
3	307/53 Browns Rd BENTLEIGH EAST 3165	\$505,000	29/01/2026

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:

15/06/2026 09:44



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$435,000

Median Unit Price

15/06/2025 - 14/06/2026: \$696,500

Comparable Properties



7/23 Elizabeth St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$470,000
Method: Sale
Date: 03/03/2026
Property Type: Strata Unit/Flat



21/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$515,000
Method: Sold Before Auction
Date: 12/02/2026
Property Type: Apartment



307/53 Browns Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 29/01/2026
Property Type: Apartment

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