

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

104/342 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$625,000 & \$685,000

Median sale price

Median price \$880,000 Property Type Unit Suburb Bentleigh

Period - From 01/01/2025 to 31/03/2025 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	211/277-279 Centre Rd BENTLEIGH 3204	\$649,000	29/04/2025
2	501/324 Centre Rd BENTLEIGH 3204	\$711,000	15/04/2025
3	105/15 Hamilton St BENTLEIGH 3204	\$735,500	18/12/2024

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:

04/06/2025 13:54

104/342 Centre Road, Bentleigh Vic 3204

**Jellis
Craig**

Jack Liu

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Indicative Selling Price

\$625,000 - \$685,000

Median Unit Price

March quarter 2025: \$880,000



 2  2  1

Property Type: Apartment

Comparable Properties



211/277-279 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  2  2

Price: \$649,000

Method: Private Sale

Date: 29/04/2025

Property Type: Unit



501/324 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$711,000

Method: Private Sale

Date: 15/04/2025

Property Type: Apartment



105/15 Hamilton St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$735,500

Method: Private Sale

Date: 18/12/2024

Property Type: Apartment

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



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