

## 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

207/730A 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$473,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 127/801 CENTRE ROAD BENTLEIGH EAST VIC 3165 | \$380,000 | 28-Oct-25 |
| 220/801 CENTRE ROAD BENTLEIGH EAST VIC 3165 | \$488,000 | 22-Sep-25 |
| 104/650 CENTRE ROAD BENTLEIGH EAST VIC 3165 | \$495,000 | 08-Nov-25 |

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 6 months.~~

This Statement of Information was prepared on: 03 March 2026



**127/801 CENTRE ROAD BENTLEIGH EAST VIC 3165**

Sold Price **\$380,000** Sold Date **28-Oct-25**

 2  1  1

Distance **0.07km**



**220/801 CENTRE ROAD BENTLEIGH EAST VIC 3165**

Sold Price **\$488,000** Sold Date **22-Sep-25**

 2  1  1

Distance **0.07km**



**104/650 CENTRE ROAD BENTLEIGH EAST VIC 3165**

Sold Price **\$495,000** Sold Date **08-Nov-25**

 2  1  1

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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