

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

307/669 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$1,336,250

Property Type

Unit

Suburb

Bentleigh East

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	21/801 Centre Rd BENTLEIGH EAST 3165	\$515,000	12/02/2026
2	307/53 Browns Rd BENTLEIGH EAST 3165	\$505,000	29/01/2026
3	111/801 Centre Rd BENTLEIGH EAST 3165	\$510,000	12/12/2025

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:

17/03/2026 15:16

307/669 Centre Road, Bentleigh East Vic 3165

JellisCraig

Robert de Freitas

0421 430 350

RobertdeFreitas@jellisrcraig.com.au



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

December quarter 2025: \$1,336,250

Comparable Properties



21/801 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

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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

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Price: \$505,000

Method: Private Sale

Date: 29/01/2026

Property Type: Apartment



111/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

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Price: \$510,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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