

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

404/324 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Bentleigh

Period - From 18/08/2025

to

17/08/2026

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	6/60-66 Patterson Rd BENTLEIGH 3204	\$590,000	30/05/2026
2	2/8 Railway Cr BENTLEIGH 3204	\$625,000	06/05/2026
3	2/60-66 Patterson Rd BENTLEIGH 3204	\$600,000	28/03/2026

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:

18/08/2026 12:27



Property Type:
Agent Comments

Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

18/08/2025 - 17/08/2026: \$670,000

Comparable Properties



6/60-66 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$590,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Apartment



2/8 Railway Cr BENTLEIGH 3204 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 06/05/2026

Property Type: Apartment



2/60-66 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Apartment

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598