

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

7/241 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$862,500

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2025

to

30/06/2026

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	2/204 Patterson Rd BENTLEIGH 3204	\$980,000	11/06/2026
2	2/48a Whitmuir Rd BENTLEIGH 3204	\$820,000	30/05/2026
3	35a South Av BENTLEIGH 3204	\$995,000	11/04/2026

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:

15/07/2026 13:58

7/241 Centre Road, Bentleigh Vic 3204



3 1 2

Rooms: 6
Property Type: Unit
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
Year ending June 2026: \$862,500

Comparable Properties



2/204 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$980,000
Method: Private Sale
Date: 11/06/2026
Property Type: Unit
Land Size: 222 sqm approx



2/48a Whitmuir Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$820,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit



35a South Av BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$995,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Res)
Land Size: 393 sqm approx

Account - Buxton



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