

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

957 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,325,000

&

\$1,375,000

Median sale price

Median price

\$1,585,000

Property Type

House

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	123 Mackie Rd BENTLEIGH EAST 3165	\$1,400,001	28/02/2026
2	1 Pitt St OAKLEIGH SOUTH 3167	\$1,302,500	21/01/2026
3	22 Tular Av OAKLEIGH SOUTH 3167	\$1,399,000	17/12/2025

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:

03/03/2026 10:21

957 Centre Road, Bentleigh East Vic 3165



3 2 2

Rooms: 4
Property Type: House
Land Size: 620 sqm approx
Agent Comments

Indicative Selling Price
\$1,325,000 - \$1,375,000
Median House Price
December quarter 2025: \$1,585,000

Comparable Properties



123 Mackie Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 4

Price: \$1,400,001
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 627 sqm approx



1 Pitt St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 2 2

Price: \$1,302,500
Method: Private Sale
Date: 21/01/2026
Property Type: House
Land Size: 747 sqm approx



22 Tular Av OAKLEIGH SOUTH 3167 (VG)

Agent Comments

3 - -

Price: \$1,399,000
Method: Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 592 sqm approx

Account - Buxton



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