

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

969 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,762,000

Property Type House

Suburb Bentleigh

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	15 Druitt St OAKLEIGH SOUTH 3167	\$1,080,000	17/10/2025
2	613 Warrigal Rd BENTLEIGH EAST 3165	\$1,025,000	06/09/2025
3	42 Bradford St BENTLEIGH EAST 3165	\$1,095,000	23/08/2025

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:

05/02/2026 14:46

969 Centre Road, Bentleigh Vic 3204



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2025: \$1,762,000

Comparable Properties



15 Druitt St OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$1,080,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 543 sqm approx



613 Warrigal Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,025,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 21 sqm approx



42 Bradford St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,095,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Account - Buxton



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