

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

602 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,400,000

Median sale price

Median price

\$1,752,500

Property Type

House

Suburb

Bentleigh

Period - From

01/04/2025

to

30/06/2025

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 | 50 Bellevue Rd BENTLEIGH EAST 3165 | \$1,300,000 | 08/08/2025 |
| 2 | 686 North Rd ORMOND 3204 | \$1,375,000 | 23/06/2025 |
| 3 | 816 Centre Rd BENTLEIGH EAST 3165 | \$1,302,000 | 31/05/2025 |

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:

26/08/2025 09:39

602 Centre Road, Bentleigh Vic 3204

Harcourts

George Young
03 9842 8000
0407 303 800

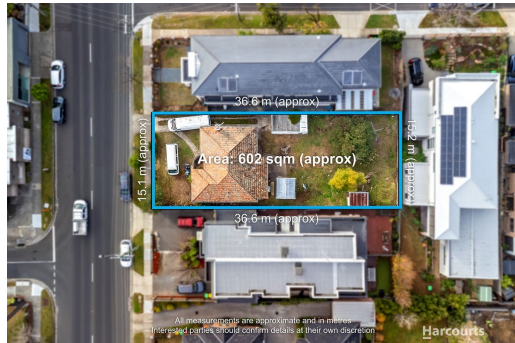
george.young@harcourts.com.au

Indicative Selling Price

\$1,400,000

Median House Price

June quarter 2025: \$1,752,500



2 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties



50 Bellevue Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: House (Res)



686 North Rd ORMOND 3204 (VG)

Agent Comments

3 - -

Price: \$1,375,000

Method: Sale

Date: 23/06/2025

Property Type: House (Res)

Land Size: 176 sqm approx



816 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 4

Price: \$1,302,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 660 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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