

A photograph of a modern backyard. In the foreground, a hammock with orange and grey fabric is strung over a wooden stool. A yellow jacket is draped over the hammock. A straw hat sits on the stool. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a concrete deck and a wooden wall. Large trees and a green lawn complete the scene.

RayWhite.

Statement of information

111/801 CENTRE ROAD, BENTLEIGH EAST, VIC 3165
PREPARED BY RAY WHITE CARNEGIE, OFFICE PHONE: (03) 9571 6777

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

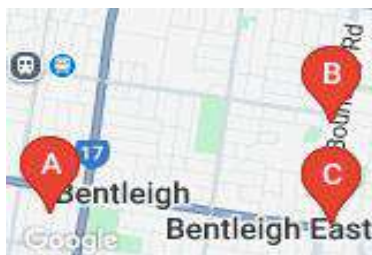
**111/801 CENTRE ROAD, BENTLEIGH**

2
 2
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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$510,000**

Provided by: Olivia Maywald , Ray White Carnegie

MEDIAN SALE PRICE

**BENTLEIGH EAST, VIC, 3165****Suburb Median Sale Price (Unit)****\$1,070,000**

01 April 2025 to 30 September 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

**104/77 MITCHELL ST, BENTLEIGH, VIC 3204**

2
 2
 1

Sale Price***\$513,500**

Sale Date: 01/10/2025

Distance from Property: 1.8km

**101/259 EAST BOUNDARY RD, BENTLEIGH**

2
 2
 1

Sale Price**\$500,000**

Sale Date: 15/07/2025

Distance from Property: 729m

**220/801 CENTRE RD, BENTLEIGH EAST, VIC**

2
 1
 1

Sale Price**\$488,000**

Sale Date: 22/09/2025

Distance from Property: 0m



This report has been compiled on 03/11/2025 by Ray White Carnegie. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

111/801 CENTRE ROAD, BENTLEIGH EAST, VIC 3165

Indicative selling price

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

Single Price:

\$510,000

Median sale price

Median price

\$1,070,000

Property type

Unit

Suburb

BENTLEIGH EAST

Period

01 April 2025 to 30 September 2025

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

104/77 MITCHELL ST, BENTLEIGH, VIC 3204	*\$513,500	01/10/2025
101/259 EAST BOUNDARY RD, BENTLEIGH EAST, VIC 3165	\$500,000	15/07/2025
220/801 CENTRE RD, BENTLEIGH EAST, VIC 3165	\$488,000	22/09/2025

This Statement of Information was prepared on:

03/11/2025