

# 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

709 South Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,250,000

### Median sale price

Median price \$1,482,500 Property Type House Suburb Bentleigh East

Period - From 26/02/2025 to 25/02/2026 Source Property Data

### 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	767 Warrigal Rd BENTLEIGH EAST 3165	\$1,218,000	19/01/2026
2	691 South Rd BENTLEIGH EAST 3165	\$1,240,000	20/09/2025
3	626 Centre Rd BENTLEIGH EAST 3165	\$1,252,000	20/09/2025

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:

26/02/2026 10:01



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,250,000  
**Median House Price**  
26/02/2025 - 25/02/2026: \$1,482,500

## Comparable Properties

**767 Warrigal Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,218,000  
**Method:**  
**Date:** 19/01/2026  
**Property Type:** House



**691 South Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,240,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 628 sqm approx



**626 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,252,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 598 sqm approx

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222