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	202/1a Omeo Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between $480,000 & $528,000

Median sale price

Median price $745,000 Property Type Unit Suburb Bentleigh East

Period - From 10/04/2025 to 09/04/2026 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	21/801 Centre Rd BENTLEIGH EAST 3165	$515,000	12/02/2026
2	101/14 Laurel St BENTLEIGH EAST 3165	$577,500	28/01/2026
3	111/801 Centre Rd BENTLEIGH EAST 3165	$510,000	12/12/2025

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: 10/04/2026 09:50

202/1a Omeo Court, Bentleigh East Vic 3165



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $528,000
Median Unit Price
10/04/2025 - 09/04/2026: $745,000

Comparable Properties



21/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

2 2 1

Price: $515,000
Method: Sold Before Auction
Date: 12/02/2026
Property Type: Apartment

Agent Comments



101/14 Laurel St BENTLEIGH EAST 3165 (REI/VG)

2 2 1

Price: $577,500
Method: Auction Sale
Date: 28/01/2026
Property Type: Apartment

Agent Comments



111/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

2 2 1

Price: $510,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment

Agent Comments

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

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