

# 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

207/24 Becket Avenue, 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 \$375,000 & \$410,000

### Median sale price

Median price \$721,000 Property Type Unit Suburb Bentleigh East

Period - From 12/06/2025 to 11/06/2026 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	10/815 Centre Rd BENTLEIGH EAST 3165	\$325,000	09/04/2026
2	102/170 East Boundary Rd BENTLEIGH EAST 3165	\$418,000	16/03/2026
3			

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:

12/06/2026 15:20



 1  
  1  
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$375,000 - \$410,000

**Median Unit Price**

12/06/2025 - 11/06/2026: \$721,000

## Comparable Properties



**10/815 Centre Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

 1  
  1  
  1

**Price:** \$325,000

**Method:** Auction Sale

**Date:** 09/04/2026

**Property Type:** Apartment



**102/170 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 1  
  1  
  1

**Price:** \$418,000

**Method:** Private Sale

**Date:** 16/03/2026

**Property Type:** Apartment

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.

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