

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

303/1A Omeo Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$765,000 Property Type Unit Suburb Bentleigh East

Period - From 20/07/2025 to 19/07/2026 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	3/9 Brentwood St BENTLEIGH 3204	\$491,500	03/02/2026
2	307/53 Browns Rd BENTLEIGH EAST 3165	\$505,000	29/01/2026
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: 20/07/2026 14:23

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Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

20/07/2025 - 19/07/2026: \$765,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/9 Brentwood St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$491,500

Method: Private Sale

Date: 03/02/2026

Property Type: Apartment



307/53 Browns Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 29/01/2026

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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