

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Bentleigh East

Period - From 01/07/2025

to

30/06/2026

Source REIV

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 Axford Cr OAKLEIGH SOUTH 3167	\$988,000	15/06/2026
2	122 Chesterville Rd CHELTENHAM 3192	\$980,800	20/05/2026
3	13 Bernard St CHELTENHAM 3192	\$950,000	12/03/2026

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:

13/07/2026 16:29



3
 1
 1

Property Type: House (Res)

Land Size: 624 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending June 2026: \$1,460,000

Comparable Properties



3 Axford Cr OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3
 1
 2

Price: \$988,000

Method: Private Sale

Date: 15/06/2026

Property Type: House

Land Size: 542 sqm approx



122 Chesterville Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

3
 1
 2

Price: \$980,800

Method: Sold Before Auction

Date: 20/05/2026

Property Type: House (Res)

Land Size: 535 sqm approx



13 Bernard St CHELTENHAM 3192 (REI/VG)

Agent Comments

3
 1
 1

Price: \$950,000

Method: Sold Before Auction

Date: 12/03/2026

Property Type: House (Res)

Land Size: 625 sqm approx

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