

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 7/76 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$500,000 & \$540,000

Median sale price

Median price \$1,520,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2025 to 31/03/2026 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	202/1a Omeo Ct BENTLEIGH EAST 3165	\$547,000	22/04/2026
2	307/53 Browns Rd BENTLEIGH EAST 3165	\$505,000	29/01/2026
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: 29/05/2026 11:35



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$540,000

Median House Price

Year ending March 2026: \$1,520,000

Comparable Properties



202/1a Omeo Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

2 2 1

Price: \$547,000

Method: Auction Sale

Date: 22/04/2026

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$505,000

Method: Private Sale

Date: 29/01/2026

Property Type: Apartment



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

Agent Comments

2 2 1

Price: \$510,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment