

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

35 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Bentleigh

Period - From 07/02/2024 to 06/02/2025 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	170 Jasper Rd BENTLEIGH 3204	\$1,490,000	22/11/2024
2	42 Mclean Av BENTLEIGH 3204	\$1,440,000	20/11/2024
3	10 Somers St BENTLEIGH 3204	\$1,590,000	14/09/2024

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: 07/02/2025 09:49



Property Type: House

Comparable Properties



170 Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,490,000

Method: Private Sale

Date: 22/11/2024

Property Type: House

Land Size: 665 sqm approx



42 Mclean Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,440,000

Method: Sold Before Auction

Date: 20/11/2024

Property Type: House (Res)

Land Size: 569 sqm approx



10 Somers St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,590,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 572 sqm approx