

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 \$1,550,000

&

\$1,625,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2024

to

31/12/2024

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	35 Jasper Rd BENTLEIGH 3204	\$1,624,980	11/02/2025
2	170 Jasper Rd BENTLEIGH 3204	\$1,490,000	22/11/2024
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:

18/02/2025 13:11

35 Brewer Road, Bentleigh Vic 3204

Jellis
Craig

Kate Fowler
9194 1200

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katefowler@jellisrcraig.com.au

Indicative Selling Price

\$1,550,000 - \$1,625,000

Median House Price

December quarter 2024: \$1,625,000



3 2 2

Property Type: House

Comparable Properties



35 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,624,980

Method: Private Sale

Date: 11/02/2025

Property Type: House

Land Size: 736 sqm approx



170 Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,490,000

Method: Private Sale

Date: 22/11/2024

Property Type: House

Land Size: 665 sqm approx



10 Somers St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,590,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 572 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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