

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

101/51 Browns Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$575,000

&

\$630,000

Median sale price

Median price

\$1,280,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/04/2026

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	202/1a Omeo Ct BENTLEIGH EAST 3165	\$547,000	22/04/2026
2	103/342 Centre Rd BENTLEIGH 3204	\$625,000	17/03/2026
3	503/669 Centre Rd BENTLEIGH EAST 3165	\$600,000	24/02/2026

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:

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Indicative Selling Price

\$575,000 - \$630,000

Median Unit Price

June quarter 2026: \$1,280,000



2 2 1

Property Type: Apartment

Comparable Properties



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

Agent Comments

2 2 1

Price: \$547,000

Method: Auction Sale

Date: 22/04/2026

Property Type: Apartment



103/342 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$625,000

Method: Sold Before Auction

Date: 17/03/2026

Property Type: Apartment

Land Size: 87 sqm approx

503/669 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 24/02/2026

Property Type: Apartment

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