

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

138 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,345,000

Median sale price

Median price

\$1,780,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2025

to

30/09/2025

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	59a Murray Rd ORMOND 3204	\$1,260,000	04/10/2025
2			
3			

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:

23/10/2025 13:35

Trent Collie
9593 4500
0425 740 484
trentcollie@jellisrcraig.com.au

Indicative Selling Price
\$1,345,000

Median House Price
September quarter 2025: \$1,780,000



3 2 3

Property Type: House

Comparable Properties



59a Murray Rd ORMOND 3204 (REI)

Agent Comments

3 1 2

Price: \$1,260,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)

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.