

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

17 Bray Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,447,500

Property Type House

Suburb Bentleigh East

Period - From 01/07/2024

to

30/06/2025

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	28 Greendale Rd BENTLEIGH EAST 3165	\$1,305,000	20/09/2025
2	138 Bignell Rd BENTLEIGH EAST 3165	\$1,220,000	13/09/2025
3	50 Bellevue Rd BENTLEIGH EAST 3165	\$1,300,000	08/08/2025

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:

01/10/2025 10:59



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending June 2025: \$1,447,500

Comparable Properties



28 Greendale Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,305,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 543 sqm approx



138 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,220,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 558 sqm approx



50 Bellevue Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 08/08/2025
Property Type: House (Res)
Land Size: 540 sqm approx

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