

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

3/2a Brailsford Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,050,000

&

\$1,120,000

Median sale price

Median price \$858,000

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2024

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	3/451 Highett Rd HIGHETT 3190	\$1,120,000	16/08/2025
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:

16/10/2025 15:10

3/2a Brailsford Road, Bentleigh Vic 3204

WHITEFOX

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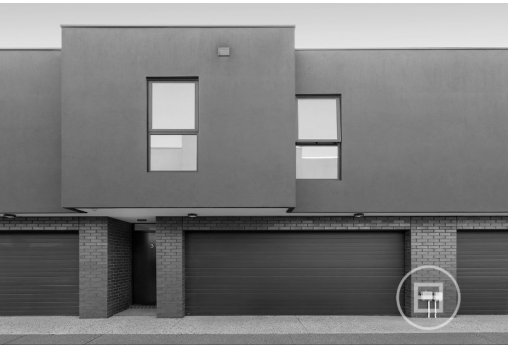
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Indicative Selling Price

\$1,050,000 - \$1,120,000

Median Unit Price

Year ending September 2025: \$858,000



3 2.5 2

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



3/451 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

3 3 2

Price: \$1,120,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (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.

Account - Whitefox Real Estate | P: 96459699



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