

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

3/4 Brailsford Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,577,500

Property Type Townhouse

Suburb Bentleigh

Period - From 16/09/2024

to

15/09/2025

Source

Property Data

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	3a Margaret St MOORABBIN 3189	\$1,280,000	23/08/2025
2	2/1 Warland Rd HAMPTON EAST 3188	\$1,235,000	20/08/2025
3	1/21b Highbury Av HAMPTON EAST 3188	\$1,231,000	13/06/2025

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:

16/09/2025 17:53

3/4 Brailsford Road, Bentleigh Vic 3204

JellisCraig

Sarah Gursansky

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Indicative Selling Price

\$1,180,000 - \$1,280,000

Median Townhouse Price

16/09/2024 - 15/09/2025: \$1,577,500



 4  3  4

Property Type: Townhouse

Comparable Properties



3a Margaret St MOORABBIN 3189 (REI)

 3  2  2

Price: \$1,280,000

Method: Private Sale

Date: 23/08/2025

Property Type: Townhouse (Single)

Agent Comments



2/1 Warland Rd HAMPTON EAST 3188 (REI)

 3  2  2

Price: \$1,235,000

Method: Sold Before Auction

Date: 20/08/2025

Property Type: Townhouse (Res)

Agent Comments



1/21b Highbury Av HAMPTON EAST 3188 (REI/VG)

 3  2  1

Price: \$1,231,000

Method: Private Sale

Date: 13/06/2025

Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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