

# 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

39 Browns Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,480,000 Property Type House Suburb Bentleigh East

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	9 Adrian St BENTLEIGH EAST 3165	\$1,580,000	20/09/2025
2	323 East Boundary Rd BENTLEIGH EAST 3165	\$1,520,000	29/08/2025
3	7 Pollina St BENTLEIGH EAST 3165	\$1,572,500	19/08/2025

**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: 18/11/2025 10:45



**Property Type:** House

Agent Comments

## Comparable Properties



**9 Adrian St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)



**323 East Boundary Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,520,000

**Method:** Sold Before Auction

**Date:** 29/08/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**7 Pollina St BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,572,500

**Method:** Private Sale

**Date:** 19/08/2025

**Property Type:** House