

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

5/5 Brentwood Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Bentleigh

Period - From 10/07/2024 to 09/07/2025 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	103/451 South Rd BENTLEIGH 3204	\$420,000	04/07/2025
2	255/75 Graham Rd HIGHETT 3190	\$442,000	19/06/2025
3	3/7 Brentwood St BENTLEIGH 3204	\$450,000	18/03/2025

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: 10/07/2025 14:07



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

10/07/2024 - 09/07/2025: \$625,000

Comparable Properties



103/451 South Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 04/07/2025

Property Type: Apartment



255/75 Graham Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$442,000

Method: Auction Sale

Date: 19/06/2025

Property Type: Apartment



3/7 Brentwood St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 18/03/2025

Property Type: Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480