## 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	52 Brewer Road, Bentleigh Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$3,000,000	&	\$3,300,000

#### Median sale price

Median price	\$1,780,000	Pro	perty Type	House		Suburb	Bentleigh
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.

Ad	dress of comparable property	Price	Date of sale
1	23 Oak St BENTLEIGH 3204	\$3,230,000	25/10/2025
2	14 Wright St BENTLEIGH 3204	\$3,120,000	16/08/2025
3	26 Studley Rd BRIGHTON EAST 3187	\$3,100,000	24/05/2025

#### 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:	03/11/2025 10:49



# **JellisCraig**

Sarah Gursansky 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

**Indicative Selling Price** \$3,000,000 - \$3,300,000 **Median House Price** September quarter 2025: \$1,780,000





# Comparable Properties



23 Oak St BENTLEIGH 3204 (REI)

Price: \$3,230,000 Method: Auction Sale Date: 25/10/2025

Property Type: House (Res) Land Size: 766 sqm approx

Agent Comments



14 Wright St BENTLEIGH 3204 (REI)

Agent Comments

Price: \$3,120,000 Method: Auction Sale Date: 16/08/2025

Property Type: House (Res) Land Size: 766 sqm approx

26 Studley Rd BRIGHTON EAST 3187 (VG)

**Agent Comments** 

Price: \$3,100,000 Method: Sale

Date: 24/05/2025 Property Type: House (Res) Land Size: 650 sqm approx

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





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