

# 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

52 Brewer Road, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

### Median sale price

Median price \$1,780,000

Property 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.

|   | Address 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

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**Indicative Selling Price**  
\$3,000,000 - \$3,300,000

**Median House Price**  
September quarter 2025: \$1,780,000



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**Property Type:** House

## Comparable Properties



**23 Oak St BENTLEIGH 3204 (REI)**

Agent Comments

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**Price:** \$3,230,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 766 sqm approx



**14 Wright St BENTLEIGH 3204 (REI)**

Agent Comments

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**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

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**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