

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

78 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

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	73 Mortimore St BENTLEIGH 3204	\$1,700,000	02/11/2025
2	1 London St BENTLEIGH 3204	\$1,750,000	09/08/2025
3	217 Centre Rd BENTLEIGH 3204	\$1,600,000	23/07/2025

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:

11/11/2025 11:58



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
September quarter 2025: \$1,780,000

Comparable Properties



73 Mortimore St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 02/11/2025
Property Type: House
Land Size: 734 sqm approx



1 London St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 09/08/2025
Property Type: House
Land Size: 658 sqm approx



217 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Sold Before Auction
Date: 23/07/2025
Property Type: Land (Res)
Land Size: 710 sqm approx

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