

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 Brady Road, Bentleigh East Vic 3165
Including suburb and
postcode

Indicative selling price

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

Single price \$1,555,000

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	10 Chauvel St BENTLEIGH EAST 3165	\$1,640,000	13/12/2025
2	20 Hutchinson St BENTLEIGH 3204	\$1,500,000	10/12/2025
3	123B Brady Rd BENTLEIGH EAST 3165	\$1,821,000	01/06/2024

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:

03/01/2026 11:16



Property Type:
Agent Comments

Indicative Selling Price
\$1,555,000
Median House Price
September quarter 2025: \$1,480,000

Comparable Properties



10 Chauvel St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,640,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 831 sqm approx



20 Hutchinson St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 10/12/2025
Property Type: House
Land Size: 670 sqm approx



123B Brady Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,821,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Townhouse (Res)
Land Size: 341 sqm approx

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