

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 307/53 Browns Road, Bentleigh East Vic 3165
Including suburb and postcode

Indicative selling price

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

Range between \$500,000 & \$530,000

Median sale price

Median price \$1,333,000 Property Type Unit Suburb Bentleigh East
Period - From 01/01/2025 to 31/12/2025 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	104/495 South Rd BENTLEIGH 3204	\$513,000	19/12/2025
2	8/76 East Boundary Rd BENTLEIGH EAST 3165	\$508,500	22/09/2025
3	2/191 McKinnon Rd MCKINNON 3204	\$527,300	18/08/2025

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:

15/01/2026 14:22



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$530,000

Median Unit Price

Year ending December 2025: \$1,333,000

Comparable Properties



104/495 South Rd BENTLEIGH 3204 (REI)



Price: \$513,000

Method: Private Sale

Date: 19/12/2025

Property Type: Apartment

Agent Comments



8/76 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$508,500

Method: Private Sale

Date: 22/09/2025

Property Type: Apartment



2/191 McKinnon Rd MCKINNON 3204 (REI)



Price: \$527,300

Method: Private Sale

Date: 18/08/2025

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951