

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

307/53 Browns Road, Bentleigh East Vic 3165

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



2 1 1

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)

Agent Comments

2 1 1

Price: \$513,000
Method: Private Sale
Date: 19/12/2025
Property Type: Apartment



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

2 1 1

Price: \$508,500
Method: Private Sale
Date: 22/09/2025
Property Type: Apartment



2/191 McKinnon Rd MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$527,300
Method: Private Sale
Date: 18/08/2025
Property Type: Apartment