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	56 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Single price: $2,199,000

Median sale price

Median price: $1,630,000 Property Type: House Suburb: Bentleigh

Period - From: 01/04/2023 to: 31/03/2024 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	30 Tovan Akas Av BENTLEIGH 3204	$2,350,000	28/02/2024
2	21 Vunabere Av BENTLEIGH 3204	$2,320,000	06/05/2024
3	19 Whitmuir Rd BENTLEIGH 3204	$2,215,000	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: 27/06/2024 16:42

56 Brewer Road, Bentleigh Vic 3204



4 2 2

Property Type: House
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$2,199,000
Median House Price
Year ending March 2024: $1,630,000

Comparable Properties



30 Tovan Akas Av BENTLEIGH 3204 (REI/VG)

4 2 2

Price: $2,350,000
Method: Expression of Interest
Date: 28/02/2024
Property Type: House
Land Size: 673 sqm approx

Agent Comments



21 Vunabere Av BENTLEIGH 3204 (REI)

5 2 4

Price: $2,320,000
Method: Sold Before Auction
Date: 06/05/2024
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments



19 Whitmuir Rd BENTLEIGH 3204 (REI)

5 2 2

Price: $2,215,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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