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	2/3 Brady Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,416,000 Property Type Unit 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	184b Bignell Rd BENTLEIGH EAST 3165	$1,050,000	08/11/2025
2	2 Warwick St BENTLEIGH EAST 3165	$1,110,000	11/10/2025
3	10a Normdale Rd BENTLEIGH EAST 3165	$1,020,000	21/06/2025

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: 12/11/2025 09:44

2/3 Brady Road, Bentleigh East Vic 3165

Robert De Freitas
9593 4500
0421 430 350
robertdefreitas@jelliscraig.com.au



3 2 2

Property Type: Unit

Indicative Selling Price
$950,000 - $1,045,000
Median Unit Price
September quarter 2025: $1,416,000

Comparable Properties



184b Bignell Rd BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,050,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)

Agent Comments



2 Warwick St BENTLEIGH EAST 3165 (REI)

3 3 1

Price: $1,110,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 375 sqm approx

Agent Comments



10a Normdale Rd BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,020,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Unit

Agent Comments

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