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	29 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,190,000 & $1,290,000

Median sale price

Median price $1,757,500 Property Type House Suburb Bentleigh

Period - From 28/04/2025 to 27/04/2026 Source Property Data

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	128 Mckinnon Rd MCKINNON 3204	$1,212,000	13/03/2026
2	69 Brewer Rd BENTLEIGH 3204	$1,350,000	15/12/2025
3			

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: 28/04/2026 14:09

29 Brewer Road, Bentleigh Vic 3204

JellisCraig

Trent Collie
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3 1 3

Property Type: House

Indicative Selling Price
$1,190,000 - $1,290,000
Median House Price
28/04/2025 - 27/04/2026: $1,757,500

Comparable Properties



128 Mckinnon Rd MCKINNON 3204 (REI)

2 1 1

Price: $1,212,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: House (Res)

Agent Comments



69 Brewer Rd BENTLEIGH 3204 (VG)

2 - -

Price: $1,350,000
Method: Sale
Date: 15/12/2025
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments

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.

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