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	2/144 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $840,000 & $880,000

Median sale price

Median price $910,500 Property Type Unit Suburb Bentleigh

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	1/12 North Av BENTLEIGH 3204	$901,000	26/03/2026
2	5/197-199 Tucker Rd BENTLEIGH 3204	$850,000	12/03/2026
3	4/232 Jasper Rd MCKINNON 3204	$855,000	17/11/2025

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: 30/03/2026 12:24

2/144 Brewer Road, Bentleigh Vic 3204

Todd Dixon
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2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$840,000 - $880,000
Median Unit Price
Year ending December 2025: $910,500

Comparable Properties



1/12 North Av BENTLEIGH 3204 (REI)

2 1 1

Price: $901,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: Villa

Agent Comments



5/197-199 Tucker Rd BENTLEIGH 3204 (REI)

2 1 3

Price: $850,000
Method: Auction Sale
Date: 12/03/2026
Property Type: Unit

Agent Comments



4/232 Jasper Rd MCKINNON 3204 (VG)

2 - -

Price: $855,000
Method: Sale
Date: 17/11/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

REIV THE DIFFERENCE | propertydata.com.au

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