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	1/79 Brooks Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,300,000 & $1,350,000

Median sale price

Median price $1,525,000 Property Type Townhouse Suburb Bentleigh East

Period - From 26/02/2025 to 25/02/2026 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	2A Fraser St BENTLEIGH EAST 3165	$1,400,000	21/02/2026
2	64 Bignell Rd BENTLEIGH EAST 3165	$1,260,000	21/02/2026
3	27 Glover St BENTLEIGH EAST 3165	$1,362,000	04/12/2025

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: 26/02/2026 22:14

1/79 Brooks Street, Bentleigh East Vic 3165



4 2 2

Property Type: Townhouse (Res)
Land Size: 302 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,350,000
Median Townhouse Price
26/02/2025 - 25/02/2026: $1,525,000

Comparable Properties



2A Fraser St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,400,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 243 sqm approx

Agent Comments



64 Bignell Rd BENTLEIGH EAST 3165 (REI)

4 3 4

Price: $1,260,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 360 sqm approx

Agent Comments



27 Glover St BENTLEIGH EAST 3165 (REI/VG)

4 3 3

Price: $1,362,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

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