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	406/53 BROWNS ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$430,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,180,000	Property type	Unit	Suburb	Bentleigh East
Period-from	01 Apr 2025	to	31 Mar 2026	Source	Cotality

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 6 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
201/27 JASPER ROAD BENTLEIGH VIC 3204	$420,000	06-Feb-26
307/53 BROWNS ROAD BENTLEIGH EAST VIC 3165	$505,000	29-Jan-26

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 6 months.

This Statement of Information was prepared on: 16 April 2026

Rebecca Berry
P 0411448846
M 0411448846
E rebecca@berryestateagents.com.au

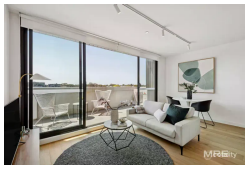


201/27 JASPER ROAD BENTLEIGH VIC 3204

1 1 1

Sold Price **$420,000** Sold Date **06-Feb-26**

Distance **1.9km**



307/53 BROWNS ROAD BENTLEIGH EAST VIC 3165

1 1 1

Sold Price **$505,000** Sold Date **29-Jan-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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