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	24 Brian Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price: $2,045,000

Median sale price

Median price: $1,480,000 Property Type: House Suburb: Bentleigh East

Period - From: 30/05/2025 to: 29/05/2026 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	6 Austin St BENTLEIGH 3204	$2,125,000	05/03/2026
2	151 Tucker Rd BENTLEIGH 3204	$1,920,000	21/02/2026
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: 30/05/2026 15:55

24 Brian Street, Bentleigh East Vic 3165



5 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,045,000
Median House Price
30/05/2025 - 29/05/2026: $1,480,000

Comparable Properties



6 Austin St BENTLEIGH 3204 (REI/VG)

4 2 3

Price: $2,125,000
Method: Auction Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



151 Tucker Rd BENTLEIGH 3204 (REI/VG)

4 3 3

Price: $1,920,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 634 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.

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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