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	101/51 Browns Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $575,000 & $630,000

Median sale price

Median price $1,280,000 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2026 to 30/06/2026 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	202/1a Omeo Ct BENTLEIGH EAST 3165	$547,000	22/04/2026
2	103/342 Centre Rd BENTLEIGH 3204	$625,000	17/03/2026
3	503/669 Centre Rd BENTLEIGH EAST 3165	$600,000	24/02/2026

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: 07/08/2026 14:41

101/51 Browns Road, Bentleigh East Vic 3165

Kosta Mesaritis
9593 4500
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2 2 1

Property Type: Apartment

Indicative Selling Price
$575,000 - $630,000
Median Unit Price
June quarter 2026: $1,280,000

Comparable Properties



202/1a Omeo Ct BENTLEIGH EAST 3165 (REI/VG)

2 2 1

Price: $547,000
Method: Auction Sale
Date: 22/04/2026
Property Type: Apartment

Agent Comments



103/342 Centre Rd BENTLEIGH 3204 (REI/VG)

2 2 1

Price: $625,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: Apartment
Land Size: 87 sqm approx

Agent Comments

503/669 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

2 2 1

Price: $600,000
Method: Private Sale
Date: 24/02/2026
Property Type: Apartment

Agent Comments

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