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	37a Brosnan Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,500,000

Median sale price

Median price $1,467,500 Property Type House Suburb Bentleigh East

Period - From 01/01/2024 to 31/12/2024 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	21B Brosnan Rd BENTLEIGH EAST 3165	$1,360,000	14/12/2024
2	19a Wolai Av BENTLEIGH EAST 3165	$1,408,000	12/12/2024
3	56b Abbin Av BENTLEIGH EAST 3165	$1,386,000	09/11/2024

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: 19/02/2025 20:39

37a Brosnan Road, Bentleigh East Vic 3165

Todd Dixon
0448 881 434
tdixon@buxton.com.au



Property Type:
Agent Comments

Indicative Selling Price
$1,500,000
Median House Price
Year ending December 2024: $1,467,500

Comparable Properties



21B Brosnan Rd BENTLEIGH EAST 3165 (REI)

4 3 2

Agent Comments

Price: $1,360,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Townhouse (Single)



19a Wolai Av BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Agent Comments

Price: $1,408,000
Method: Sold Before Auction
Date: 12/12/2024
Property Type: Townhouse (Single)



56b Abbin Av BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Agent Comments

Price: $1,386,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)
Land Size: 293 sqm approx

Account - Buxton | P: 03 9563 9933

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