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	15 Brian 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 $1,426,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2024 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	10 Bonny St BENTLEIGH EAST 3165	$1,330,000	05/12/2024
2	110 Bignell Rd BENTLEIGH EAST 3165	$1,367,000	30/11/2024
3	42 Beddoe Av BENTLEIGH EAST 3165	$1,427,000	13/11/2024

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: 12/02/2025 10:40

15 Brian Street, Bentleigh East Vic 3165



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Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,350,000
Median House Price
December quarter 2024: $1,426,000

Comparable Properties



10 Bonny St BENTLEIGH EAST 3165 (REI)

4 1 4

Price: $1,330,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 610 sqm approx

Agent Comments



110 Bignell Rd BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,367,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments



42 Beddoe Av BENTLEIGH EAST 3165 (REI/VG)

3 1 2

Price: $1,427,000
Method: Auction Sale
Date: 13/11/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Account - Buxton

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