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	3/7 Brentwood Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $420,000 & $440,000

Median sale price

Median price $858,000 Property Type Unit Suburb Bentleigh

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	6/16 Vickery St BENTLEIGH 3204	$440,000	26/11/2024
2	6/23 Elizabeth St BENTLEIGH EAST 3165	$475,000	07/11/2024
3	4/60-66 Patterson Rd BENTLEIGH 3204	$460,000	04/10/2024

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: 12/03/2025 15:09

3/7 Brentwood Street, Bentleigh Vic 3204



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $440,000
Median Unit Price
Year ending December 2024: $858,000

Comparable Properties



6/16 Vickery St BENTLEIGH 3204 (REI)

2 1 1

Price: $440,000
Method: Private Sale
Date: 26/11/2024
Property Type: Apartment

Agent Comments



6/23 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $475,000
Method: Sold Before Auction
Date: 07/11/2024
Property Type: Apartment

Agent Comments



4/60-66 Patterson Rd BENTLEIGH 3204 (REI)

2 1 1

Price: $460,000
Method: Private Sale
Date: 04/10/2024
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9563 9933

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