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	28b Brooks Street, Bentleigh East VIC 3165

Indicative selling price

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

Single price	$1,295,000

Median sale price

Median price	$1,080,000	Property Type	Unit	Suburb	Bentleigh East
Period - From	15/09/2024	to	14/03/2025	Source	core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
129B Mackie Road, Bentleigh East, Vic 3165	$1,415,000	20/01/2025
19A Wolai Avenue Bentleigh East VIC 3165	$1,408,000	06/12/2024
21B Brosnan Road Bentleigh East, VIC 3165	$1,360,000	14/12/2024

This Statement of Information was prepared on: 15/03/2025