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	1/6 Browns Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $800,000 & $870,000

Median sale price

Median price $1,087,500 Property Type Unit Suburb Bentleigh East

Period - From 04/03/2024 to 03/03/2025 Source Property Data

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	2/9 Barbara St MOORABBIN 3189	$900,000	07/12/2024
2			
3			

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: 04/03/2025 10:34

1/6 Browns Road, Bentleigh East Vic 3165

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3 1 1

Property Type: Unit

Indicative Selling Price
$800,000 - $870,000
Median Unit Price
04/03/2024 - 03/03/2025: $1,087,500

Comparable Properties



2/9 Barbara St MOORABBIN 3189 (REI/VG)

3 2 2

Price: $900,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit

Agent Comments

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.

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