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	1/60 Brady Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,250,000 & $1,300,000

Median sale price

Median price $1,235,000 Property Type Unit 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	2/55 Victor Rd BENTLEIGH EAST 3165	$1,256,500	22/02/2025
2	1b Rodney St MOORABBIN 3189	$1,310,000	12/10/2024
3	1a Hodgson Gr BENTLEIGH EAST 3165	$1,264,000	12/10/2024

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: 04/03/2025 13:33

1/60 Brady Road, Bentleigh East Vic 3165



Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,250,000 - $1,300,000
Median Unit Price
Year ending December 2024: $1,235,000

Comparable Properties



2/55 Victor Rd BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,256,500
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)

Agent Comments



1b Rodney St MOORABBIN 3189 (REI/VG)

4 2 2

Price: $1,310,000
Method: Sold Before Auction
Date: 12/10/2024
Property Type: House (Res)
Land Size: 282 sqm approx

Agent Comments



1a Hodgson Gr BENTLEIGH EAST 3165 (REI/VG)

4 2 2

Price: $1,264,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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