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	4 Brady Road, Bentleigh East VIC 3165

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $1,447,500 Property Type House Suburb Bentleigh East

Period - From 16/12/2024 to 15/06/2025 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
509 South Road Bentleigh	$1,205,000	14/06/2025
6 Huon Grove Bentleigh East VIC 3165	$1,250,000	20/03/2025
164 East Boundary Road Bentleigh East VIC 3165	$1,245,000	07/03/2025

This Statement of Information was prepared on: 16/06/2025