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	6 Bray Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,400,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2025 to 31/03/2025 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	1 Enniss Av BENTLEIGH EAST 3165	$1,440,000	22/05/2025
2	33 Northam Rd BENTLEIGH EAST 3165	$1,415,000	05/04/2025
3	22 Highview Rd BENTLEIGH EAST 3165	$1,500,000	22/02/2025

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: 10/06/2025 16:56

6 Bray Court, Bentleigh East Vic 3165

Kosta Mesaritis
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3 2 3

Property Type: House

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
March quarter 2025: $1,400,000

Comparable Properties



1 Enniss Av BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,440,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments



33 Northam Rd BENTLEIGH EAST 3165 (REI)

3 1 3

Price: $1,415,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments



22 Highview Rd BENTLEIGH EAST 3165 (REI/VG)

4 2 3

Price: $1,500,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 617 sqm approx

Agent Comments

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