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	10 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,780,000 Property Type House Suburb Bentleigh

Period - From 01/07/2025 to 30/09/2025 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	258 South Rd BRIGHTON EAST 3187	$1,250,000	30/08/2025
2	595 Nepean Hwy BRIGHTON EAST 3187	$1,450,000	18/06/2025
3	698 Hawthorn Rd BRIGHTON EAST 3187	$1,417,000	10/05/2025

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: 28/10/2025 13:15

10 Brewer Road, Bentleigh Vic 3204

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3 2 2

Property Type: House

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
September quarter 2025: $1,780,000

Comparable Properties



258 South Rd BRIGHTON EAST 3187 (REI)

3 1 2

Price: $1,250,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments



595 Nepean Hwy BRIGHTON EAST 3187 (REI)

3 1 1

Price: $1,450,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 599 sqm approx

Agent Comments



698 Hawthorn Rd BRIGHTON EAST 3187 (REI/VG)

3 1 2

Price: $1,417,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House
Land Size: 667 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

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