

# 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

29 Brewer Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,375,000

&

\$1,450,000

### Median sale price

Median price \$1,762,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2025

to 31/12/2025

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	5 Hemming St BRIGHTON EAST 3187	\$1,425,000	12/12/2025
2	8a Milton St BENTLEIGH 3204	\$1,369,000	06/09/2025
3	28 Yawla St BENTLEIGH 3204	\$1,480,000	04/09/2025

**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:

23/02/2026 10:02

Trent Collie  
9593 4500  
0425 740 484  
trentcollie@jellisrcraig.com.au



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Property Type: House

**Indicative Selling Price**  
\$1,375,000 - \$1,450,000  
**Median House Price**  
December quarter 2025: \$1,762,000

## Comparable Properties



5 Hemming St BRIGHTON EAST 3187 (REI)

Agent Comments

 3    1    1

**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 12/12/2025  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx



8a Milton St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3    1    2

**Price:** \$1,369,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 421 sqm approx



28 Yawla St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3    1    2

**Price:** \$1,480,000  
**Method:** Private Sale  
**Date:** 04/09/2025  
**Property Type:** House  
**Land Size:** 568 sqm approx

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