

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

52 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$3,200,000 & \$3,400,000

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	23 Oak St BENTLEIGH 3204	\$3,230,000	25/10/2025
2	32 Letchworth Av BRIGHTON EAST 3187	\$3,380,000	27/08/2025
3	36 Rose St MCKINNON 3204	\$3,500,000	22/08/2025

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:

18/11/2025 12:29

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Indicative Selling Price

\$3,200,000 - \$3,400,000

Median House Price

September quarter 2025: \$1,780,000



4 4 4

Property Type: House

Comparable Properties



23 Oak St BENTLEIGH 3204 (REI)

[Agent Comments](#)

5 5 2

Price: \$3,230,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 766 sqm approx



32 Letchworth Av BRIGHTON EAST 3187 (REI/VG)

[Agent Comments](#)

5 3 4

Price: \$3,380,000

Method: Private Sale

Date: 27/08/2025

Property Type: House

Land Size: 685 sqm approx



36 Rose St MCKINNON 3204 (REI)

[Agent Comments](#)

5 3 3

Price: \$3,500,000

Method: Sold Before Auction

Date: 22/08/2025

Property Type: House (Res)

Land Size: 796 sqm approx

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



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