

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 78a Brooks Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,040,000 & \$1,120,000

Median sale price

Median price \$1,300,000 Property Type Unit Suburb Bentleigh East

Period - From 04/02/2025 to 03/02/2026 Source Property Data

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	2/12 Hull St BENTLEIGH EAST 3165	\$1,062,000	15/11/2025
2	2/12 Hodgson Gr BENTLEIGH EAST 3165	\$1,125,000	15/11/2025
3	2/56 goodrich St BENTLEIGH EAST 3165	\$1,135,000	30/08/2025

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: 04/02/2026 08:52



3
 2
 2

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,040,000 - \$1,120,000

Median Unit Price

04/02/2025 - 03/02/2026: \$1,300,000

Comparable Properties



2/12 Hull St BENTLEIGH EAST 3165 (REI)

Agent Comments

3
 1
 2

Price: \$1,062,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)



2/12 Hodgson Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

3
 1
 2

Price: \$1,125,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Land Size: 409 sqm approx

2/56 goodrich St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,135,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Unit

Land Size: 329 sqm approx

Account - Buxton | P: 03 9563 9933



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