

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

17 Browns Road, Bentleigh East VIC 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,447,500

Property Type

House

Suburb

Bentleigh East

Period - From

02/01/2025

to

01/07/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2 Omeo Court Bentleigh East VIC 3165	\$1,300,000	21/06/2025
41 Denver Street Bentleigh East VIC 3165	\$1,250,000	03/04/2025
6 Huon Grove Bentleigh East VIC 3165	\$1,250,000	20/03/2025

This Statement of Information was prepared on:

02/07/2025