

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

66 Brooks Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,520,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2025

to

30/06/2025

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	13 Abbeygate St OAKLEIGH 3166	\$1,480,000	31/05/2025
2	20 Almurta Rd BENTLEIGH EAST 3165	\$1,400,000	06/05/2025
3	22 Highview Rd BENTLEIGH EAST 3165	\$1,500,000	22/02/2025

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:

04/08/2025 16:56

Paul Manczak
03 8578 0388
0404 398 145
paulmanczak@theagency.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2025: \$1,520,000



Property Type:
Agent Comments

Comparable Properties



13 Abbeygate St OAKLEIGH 3166 (REI)

Agent Comments



Price: \$1,480,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)



20 Almurta Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 06/05/2025
Property Type: House



22 Highview Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 617 sqm approx