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	25A BROWNS ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,800,000	&	$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,140,000	Property type	Unit	Suburb	Bentleigh East
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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 6 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
71A LANCASTER STREET BENTLEIGH EAST VIC 3165	$1,785,000	02-Dec-25
19A STOCKDALE AVENUE BENTLEIGH EAST VIC 3165	$1,820,000	02-Oct-25
9A LORD STREET MCKINNON VIC 3204	$1,900,000	09-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 18 March 2026

OBrien Real Estate

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71A LANCASTER STREET BENTLEIGH EAST VIC 3165

4 3 1

Sold Price **$1,785,000** Sold Date **02-Dec-25**

Distance **1.77km**

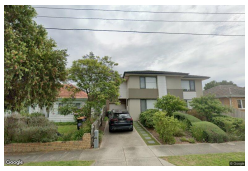


19A STOCKDALE AVENUE BENTLEIGH EAST VIC 3165

4 3 2

Sold Price **$1,820,000** Sold Date **02-Oct-25**

Distance **1.13km**



9A LORD STREET MCKINNON VIC 3204

4 3 1

Sold Price **$1,900,000** Sold Date **09-Oct-25**

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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