

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

104 Brady Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,455,500

Property Type

House

Suburb

Bentleigh East

Period - From

19/08/2025

to

18/08/2026

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	6 Greendale Rd BENTLEIGH EAST 3165	\$1,455,000	31/05/2026
2	10 Millis Av BENTLEIGH EAST 3165	\$1,437,000	02/05/2026
3	36 Catherine Rd BENTLEIGH EAST 3165	\$1,595,000	02/05/2026

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:

19/08/2026 13:35

104 Brady Road, Bentleigh East Vic 3165



3 2 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 510 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
19/08/2025 - 18/08/2026: \$1,455,500

Comparable Properties



6 Greendale Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 1

Price: \$1,455,000
Method: Sold After Auction
Date: 31/05/2026
Property Type: House (Res)



10 Millis Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,437,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 594 sqm approx



36 Catherine Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 3

Price: \$1,595,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 618 sqm approx

Account - Buxton



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