

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

105/53 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,188,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Aug 2025

to

31 Jul 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

102/730A CENTRE ROAD BENTLEIGH EAST VIC 3165	\$428,000	21-Jul-26
102/170 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$418,000	11-Mar-26

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: 11 August 2026


**102/730A CENTRE ROAD
BENTLEIGH EAST VIC 3165**

 Sold Price ^{RS} **\$428,000** ^{UN} Sold Date **21-Jul-26**

2 1 1

 Distance **0.3km**

**102/170 EAST BOUNDARY ROAD
BENTLEIGH EAST VIC 3165**

 Sold Price **\$418,000** Sold Date **11-Mar-26**

1 1 1

 Distance **0.4km**
RS = Recent sale

UN = Undisclosed Sale

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