

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

2/57 Brooks Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$1,250,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

11/08/2025

to

10/08/2026

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	2/10 Tudor St BENTLEIGH EAST 3165	\$890,000	13/06/2026
2	2/27 Normdale Rd BENTLEIGH EAST 3165	\$858,000	21/05/2026
3	1a Patricia St BENTLEIGH EAST 3165	\$990,000	27/04/2026

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:

11/08/2026 10:29

2/57 Brooks Street, Bentleigh East Vic 3165



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

11/08/2025 - 10/08/2026: \$1,250,000

Comparable Properties



2/10 Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$890,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Unit



2/27 Normdale Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$858,000

Method: Private Sale

Date: 21/05/2026

Property Type: Unit



1a Patricia St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$990,000

Method: Sold Before Auction

Date: 27/04/2026

Property Type: Unit

Land Size: 253 sqm approx

Account - Buxton



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