

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

29 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,395,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Bentleigh

Period - From

20/03/2025

to

19/03/2026

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	44 Wheatley Rd MCKINNON 3204	\$1,411,000	13/02/2026
2	3 Castles Rd BENTLEIGH 3204	\$1,368,500	08/11/2025
3	138 Brewer Rd BENTLEIGH 3204	\$1,300,000	21/10/2025

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:

20/03/2026 09:16

Trent Collie
9593 4500
0425 740 484
trentcollie@jellisrcraig.com.au



3 1 3

Property Type: House
Land Size: 539 sqm approx
Agent Comments

Indicative Selling Price
\$1,395,000

Median House Price
20/03/2025 - 19/03/2026: \$1,750,000

Comparable Properties



44 Wheatley Rd MCKINNON 3204 (REI)

Agent Comments

3 1 1

Price: \$1,411,000
Method: Sold Before Auction
Date: 13/02/2026
Property Type: House (Res)
Land Size: 368 sqm approx



3 Castles Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$1,368,500
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)



138 Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 3

Price: \$1,300,000
Method: Private Sale
Date: 21/10/2025
Property Type: House (Res)
Land Size: 482 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604