

# 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

31a Jasper Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,300,000

&

\$2,500,000

### Median sale price

Median price

\$1,675,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2024

to

30/09/2024

Source

REIV

### 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		
3		

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:

13/11/2024 13:26

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**Property Type:** House (Res)

**Land Size:** 403 sqm approx

**Agent Comments**

A stunning statement of architectural elegance, this 5-bedroom 3 bathroom family residence merges the creative genius of Julian Brenchley Group Architects with luxurious, thoughtful design. Nestled within the coveted Bentleigh West Primary and Bentleigh Secondary School zones.

**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

September quarter 2024: \$1,675,000

## Comparable Properties

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.

Account - Whitefox Real Estate | P: 96459699



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