

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

224 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$980,000 & \$1,075,000

Median sale price

Median price \$1,600,000 Property type House Suburb Bentleigh

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 46 Fromer St BENTLEIGH 3204	\$1,085,000	12/12/2024
2.		
3.		

This Statement of Information was prepared on: 26/03/2025