Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,495,000

Property offered for sale

Address	8 Marquis Road, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,615,000	Pro	perty Type	House		Suburb	Bentleigh
Period - From	16/04/2024	to	15/04/2025		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.

Add	lress of comparable property	Price	Date of sale	
1	72 Jasper Rd BENTLEIGH 3204	\$1,445,000	18/02/2025	
2	41 Paschal St BENTLEIGH 3204	\$1,415,000	17/02/2025	

OR

3

13 North Av BENTLEIGH 3204

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:	16/04/2025 09:48



23/11/2024



Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** 16/04/2024 - 15/04/2025: \$1,615,000



Rooms: 5

Property Type: House

Comparable Properties



72 Jasper Rd BENTLEIGH 3204 (REI)

Price: \$1,445,000

Method: Sold Before Auction

Date: 18/02/2025

Property Type: House (Res) Land Size: 702 sqm approx

Agent Comments



41 Paschal St BENTLEIGH 3204 (REI)





Price: \$1,415,000

Method: Sold Before Auction

Date: 17/02/2025

Property Type: House (Res) Land Size: 615 sqm approx

Agent Comments



13 North Av BENTLEIGH 3204 (REI)



Price: \$1,495,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 664 sqm approx **Agent Comments**

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





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