

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

8 Marquis Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,615,000

Property 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.

	Address 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
3	13 North Av BENTLEIGH 3204	\$1,495,000	23/11/2024

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:

16/04/2025 09:48



3 1 1

Rooms: 5
Property Type: House

Comparable Properties



72 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

2 2 2

Price: \$1,445,000
Method: Sold Before Auction
Date: 18/02/2025
Property Type: House (Res)
Land Size: 702 sqm approx



41 Paschal St BENTLEIGH 3204 (REI)

Agent Comments

3 1 3

Price: \$1,415,000
Method: Sold Before Auction
Date: 17/02/2025
Property Type: House (Res)
Land Size: 615 sqm approx



13 North Av BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$1,495,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 664 sqm approx