

# 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

26A Paschal Street, Bentleigh Vic 3204

### Indicative selling price

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

Single price

\$2,249,000

### Median sale price

Median price

\$804,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2024

to

31/12/2024

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	24b Scotts St BENTLEIGH 3204	\$2,100,000	20/01/2025
2	24a Scotts St BENTLEIGH 3204	\$2,150,000	05/11/2024
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:

17/03/2025 11:49



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Property Type: Townhouse

## Comparable Properties



24b Scotts St BENTLEIGH 3204 (REI)

Agent Comments

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Price: \$2,100,000  
Method: Sold Before Auction  
Date: 20/01/2025  
Property Type: Townhouse (Single)  
Land Size: 376 sqm approx



24a Scotts St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 4 4

Price: \$2,150,000  
Method: Private Sale  
Date: 05/11/2024  
Property Type: Townhouse (Res)  
Land Size: 362 sqm approx

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.