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	For the mea	aning of this	price see	consumer.vic	.gov.au/unde	rquoting
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Single price \$2,249,000

Median sale price

Median price	\$804,000	Pro	perty Type Unit	t		Suburb	Bentleigh
Period - From	01/10/2024	to	31/12/2024	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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





Kosta Mesaritis



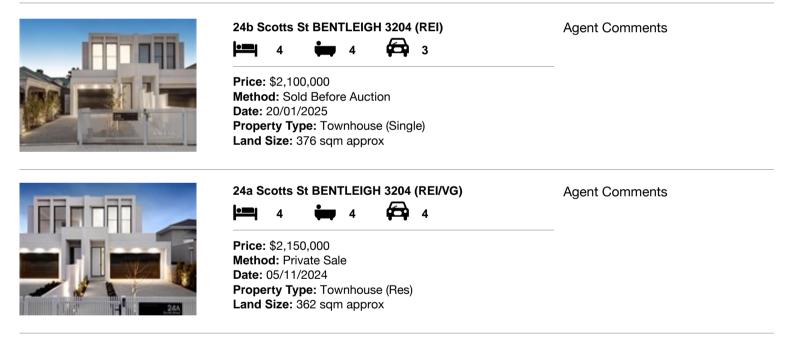


Property Type: Townhouse

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$2,249,000 Median Unit Price December quarter 2024: \$804,000

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



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