

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

26 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2023

to

30/09/2024

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	129 Patterson Rd BENTLEIGH 3204	\$1,480,000	21/09/2024
2	49 South Av BENTLEIGH 3204	\$1,305,000	10/08/2024
3	155 Tucker Rd BENTLEIGH 3204	\$1,310,000	18/05/2024

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:

22/10/2024 09:42



3
 1
 2

Property Type: House
Land Size: 597 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending September 2024: \$1,625,000

Comparable Properties



129 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

3
 1
 2

Price: \$1,480,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 611 sqm approx



49 South Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,305,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 623 sqm approx



155 Tucker Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,310,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 622 sqm approx

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