

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

12/27 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Single price \$760,000

Median sale price

Median price \$905,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2026

to 30/06/2026

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	6/22-26 Kelly Av HAMPTON EAST 3188	\$717,500	01/08/2026
2	4/8 Keiller St HAMPTON EAST 3188	\$757,000	01/08/2026
3	3/47 Wright St MCKINNON 3204	\$768,000	06/06/2026

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:

18/08/2026 17:10

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Indicative Selling Price

\$760,000

Median Unit Price

June quarter 2026: \$905,000



2 1 2

Property Type: Unit

Agent Comments

Comparable Properties



6/22-26 Kelly Av HAMPTON EAST 3188 (REI)

Agent Comments

2 1 2

Price: \$717,500

Method: Private Sale

Date: 01/08/2026

Property Type: Unit



4/8 Keiller St HAMPTON EAST 3188 (REI)

Agent Comments

2 1 1

Price: \$757,000

Method: Auction Sale

Date: 01/08/2026

Property Type: Unit



3/47 Wright St MCKINNON 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$768,000

Method: Auction Sale

Date: 06/06/2026

Property Type: Unit

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