## 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	186 Patterson Road, Bentleigh Vic 3204

#### Indicative selling price

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

Single price \$1,750,000

#### Median sale price

Median price \$1,780,000	Property Type Hou	use	Suburb	Bentleigh
Period - From 01/07/2025	to 30/09/2025	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	3 London St BENTLEIGH 3204	\$1,760,000	23/08/2025
2	1 London St BENTLEIGH 3204	\$1,750,000	09/08/2025
3	2 Wilma St BENTLEIGH 3204	\$1,700,000	21/06/2025

#### 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:	14/10/2025 16:02



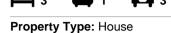
# **JellisCraig**

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

> **Indicative Selling Price** \$1,750,000 **Median House Price**

September quarter 2025: \$1,780,000





# Comparable Properties



3 London St BENTLEIGH 3204 (REI)

Price: \$1,760,000 Method: Auction Sale Date: 23/08/2025

Property Type: House (Res) Land Size: 655 sqm approx

**Agent Comments** 



1 London St BENTLEIGH 3204 (REI)

3

Agent Comments

Price: \$1,750,000 Method: Private Sale Date: 09/08/2025 Property Type: House Land Size: 658 sqm approx



2 Wilma St BENTLEIGH 3204 (REI)

**Agent Comments** 

Price: \$1,700,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res) Land Size: 600 sqm approx

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



