

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

2/49 PATTERSON ROAD BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

12/22 SOUTH AVENUE BENTLEIGH VIC 3204	\$725,000	20-Feb-25
6/79 MITCHELL STREET BENTLEIGH VIC 3204	\$710,000	31-May-25
8/15 VICKERY STREET BENTLEIGH VIC 3204	\$724,000	17-May-25

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 6 months.~~

This Statement of Information was prepared on: 19 June 2025



12/22 SOUTH AVENUE BENTLEIGH VIC 3204 Sold Price **\$725,000** Sold Date **20-Feb-25**

 2  2  1

Distance **0.59km**



6/79 MITCHELL STREET BENTLEIGH VIC 3204

Sold Price ^{RS} **\$710,000** Sold Date **31-May-25**

 2  2  1

Distance **0.71km**



8/15 VICKERY STREET BENTLEIGH VIC 3204

Sold Price ^{RS} **\$724,000** Sold Date **17-May-25**

 2  2  1

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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