

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

201/27-29 Jasper Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$429,500

Median sale price

Median price

\$858,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2024

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	107/1090 Nepean Hwy HIGHETT 3190	\$427,000	15/10/2025
2	3/50 Robert St BENTLEIGH 3204	\$415,000	22/09/2025
3	102/324 Centre Rd BENTLEIGH 3204	\$447,000	31/05/2025

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:

27/11/2025 12:20

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Indicative Selling Price

\$429,500

Median Unit Price

Year ending September 2025: \$858,000



1 1 1

Property Type: Apartment

Comparable Properties



107/1090 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

1 1 1

Price: \$427,000

Method: Private Sale

Date: 15/10/2025

Property Type: Apartment



3/50 Robert St BENTLEIGH 3204 (REI/VG)

Agent Comments

1 1 1

Price: \$415,000

Method: Private Sale

Date: 22/09/2025

Property Type: Apartment



102/324 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

1 1 1

Price: \$447,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500