

# 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

21b Jasper Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,019,000

&

\$1,059,000

### Median sale price

Median price \$858,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2024

to 31/12/2024

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	10/2-4 Faulkner St BENTLEIGH 3204	\$1,025,000	30/01/2025
2	3/47 South Av BENTLEIGH 3204	\$980,000	27/11/2024
3	1/121 Chapel Rd MOORABBIN 3189	\$1,110,000	19/10/2024

**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:

18/03/2025 10:23



3 2 2

Property Type: Townhouse

**Indicative Selling Price**  
\$1,019,000 - \$1,059,000  
**Median Unit Price**  
Year ending December 2024: \$858,000

## Comparable Properties



10/2-4 Faulkner St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

**Price:** \$1,025,000  
**Method:** Auction Sale  
**Date:** 30/01/2025  
**Property Type:** Townhouse (Single)



3/47 South Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 1

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 27/11/2024  
**Property Type:** Townhouse (Single)



1/121 Chapel Rd MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,110,000  
**Method:** Sold Before Auction  
**Date:** 19/10/2024  
**Property Type:** Townhouse (Res)

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