

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

51 Jasper Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,775,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2025

to 31/03/2025

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	6 Oak St BENTLEIGH 3204	\$2,090,000	16/04/2025
2	18 Paschal St BENTLEIGH 3204	\$1,900,000	19/03/2025
3	35 Brewer Rd BENTLEIGH 3204	\$1,810,000	22/02/2025

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:

20/05/2025 11:00

51 Jasper Road, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

March quarter 2025: \$1,775,000



 4  2  5

Property Type: House (Res)

Comparable Properties



6 Oak St BENTLEIGH 3204 (REI)

Agent Comments

 5  3  2

Price: \$2,090,000

Method: Sold Before Auction

Date: 16/04/2025

Property Type: House



18 Paschal St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,900,000

Method: Sold Before Auction

Date: 19/03/2025

Property Type: House (Res)

Land Size: 806 sqm approx



35 Brewer Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,810,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

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



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