Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 51 Jasper Road, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,850,000		&		\$1,950,000				
Median sale price									
Median price	\$1,775,000	Property Type House		se S		Suburb	Bentleigh		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress 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:

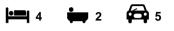
20/05/2025 11:00





Trent Collie





Property Type: House (Res)

9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price March quarter 2025: \$1,775,000

Comparable Properties

6 Oak St BENTLEIGH 3204 (REI) 5 3 2 Price: \$2,090,000 Method: Sold Before Auction Date: 16/04/2025 Property Type: House	Agent Comments
18 Paschal St BENTLEIGH 3204 (REI/VG) 3 1 2 4 Price: \$1,900,000 Method: Sold Before Auction Date: 19/03/2025 Property Type: House (Res) Land Size: 806 sqm approx	Agent Comments
35 Brewer Rd BENTLEIGH 3204 (REI) 3 2 2 Price: \$1,810,000 Method: Auction Sale Date: 22/02/2025 Property Type: House (Res)	Agent Comments

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



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