

# 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

7/27 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 \$550,000

&

\$600,000

### Median sale price

Median price \$880,000

Property Type Unit

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	111/6 Dart St HIGHETT 3190	\$585,000	28/04/2025
2	1/40 Mavho St BENTLEIGH 3204	\$555,000	28/04/2025
3	9/3 William St MOORABBIN 3189	\$595,000	19/04/2025

**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:

18/06/2025 11:18

7/27 Jasper Road, Bentleigh Vic 3204

**Jellis  
Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

March quarter 2025: \$880,000



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**111/6 Dart St HIGHETT 3190 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 28/04/2025

**Property Type:** Unit



**1/40 Mavho St BENTLEIGH 3204 (REI)**

Agent Comments

 2  2  1

**Price:** \$555,000

**Method:** Private Sale

**Date:** 28/04/2025

**Property Type:** Unit



**9/3 William St MOORABBIN 3189 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 19/04/2025

**Property Type:** Apartment

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



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