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

201/27-29 Jasper Road, Bentleigh Vic 3204

Alex Grigoriadis
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1 1 1

Property Type: Apartment

Indicative Selling Price
$429,500
Median Unit Price
Year ending September 2025: $858,000

Comparable Properties



107/1090 Nepean Hwy HIGHETT 3190 (REI)

1 1 1

Price: $427,000
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment

Agent Comments



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

1 1 1

Price: $415,000
Method: Private Sale
Date: 22/09/2025
Property Type: Apartment

Agent Comments



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

1 1 1

Price: $447,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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