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<br>Including suburb and postcode | 37a Paschal Street, Bentleigh Vic 3204 |

## Indicative selling price

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

Range between $900,000 & $950,000

## Median sale price

Median price $971,250 Property Type Unit Suburb Bentleigh

Period - From 01/10/2025 to 31/12/2025 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 | 3/23 Vickery St BENTLEIGH 3204 | $965,000 | 23/09/2025 |
| 2 | 1/3-5 Wolsley St BENTLEIGH 3204 | $950,000 | 27/01/2026 |
| 3 | 2/1 Rosina St BENTLEIGH 3204 | $925,000 | 07/11/2025 |

**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: 13/03/2026 08:21

# 37a Paschal Street, Bentleigh Vic 3204

Alek Kostovski
0499 051 035
alek@slaterlevin.com.au



2 1 1

**Property Type:** Unit
**Land Size:** 260 sqm approx

Agent Comments

**Indicative Selling Price**
$900,000 - $950,000
**Median Unit Price**
December quarter 2025: $971,250

## Comparable Properties



**3/23 Vickery St BENTLEIGH 3204 (REI/VG)**

2 1 2

**Price:** $965,000
**Method:** Private Sale
**Date:** 23/09/2025
**Property Type:** Unit
**Land Size:** 207 sqm approx

Agent Comments



**1/3-5 Wolsley St BENTLEIGH 3204 (REI)**

2 1 2

**Price:** $950,000
**Method:** Private Sale
**Date:** 27/01/2026
**Property Type:** House (Res)

Agent Comments




**2/1 Rosina St BENTLEIGH 3204 (REI/VG)**

2 1 1

**Price:** $925,000
**Method:** Private Sale
**Date:** 07/11/2025
**Property Type:** House
**Land Size:** 210 sqm approx

Agent Comments

**Account** - Slater & Levin

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