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	248 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,390,500 Property Type Townhouse Suburb Bentleigh

Period - From 07/08/2025 to 06/08/2026 Source Property Data

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	54a Purtell St BENTLEIGH EAST 3165	$1,385,000	11/07/2026
2	15a Pollina St BENTLEIGH EAST 3165	$1,365,000	24/06/2026
3	13b Brosnan Rd BENTLEIGH EAST 3165	$1,350,000	22/05/2026

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: 07/08/2026 12:25

248 Patterson Road, Bentleigh Vic 3204

JellisCraig

Trent Collie
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4 3 3

Property Type: Townhouse

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
07/08/2025 - 06/08/2026: $1,390,500

Comparable Properties



54a Purtell St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,385,000
Method: Auction Sale
Date: 11/07/2026
Property Type: Townhouse (Res)

Agent Comments



15a Pollina St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,365,000
Method: Private Sale
Date: 24/06/2026
Property Type: Townhouse (Res)

Agent Comments



13b Brosnan Rd BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,350,000
Method: Private Sale
Date: 22/05/2026
Property Type: Townhouse (Res)

Agent Comments

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