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	21b Jasper Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,019,000 & $1,059,000

Median sale price

Median price $858,000 Property Type Unit Suburb Bentleigh

Period - From 01/01/2024 to 31/12/2024 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	10/2-4 Faulkner St BENTLEIGH 3204	$1,025,000	30/01/2025
2	3/47 South Av BENTLEIGH 3204	$980,000	27/11/2024
3	1/121 Chapel Rd MOORABBIN 3189	$1,110,000	19/10/2024

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: 18/03/2025 10:23

21b Jasper Road, Bentleigh Vic 3204

Robert de Freitas
0421 430 350
RobertdeFreitas@jelliscraig.com.au



3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,019,000 - $1,059,000
Median Unit Price
Year ending December 2024: $858,000

Comparable Properties



10/2-4 Faulkner St BENTLEIGH 3204 (REI)

3 2 2

Price: $1,025,000
Method: Auction Sale
Date: 30/01/2025
Property Type: Townhouse (Single)

Agent Comments



3/47 South Av BENTLEIGH 3204 (REI/VG)

3 2 1

Price: $980,000
Method: Private Sale
Date: 27/11/2024
Property Type: Townhouse (Single)

Agent Comments



1/121 Chapel Rd MOORABBIN 3189 (REI/VG)

3 2 2

Price: $1,110,000
Method: Sold Before Auction
Date: 19/10/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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