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	103/27 Jasper Road, Bentleigh Vic 3204

Indicative selling price

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

Single price $575,000

Median sale price

Median price $635,000 Property Type Unit Suburb Bentleigh

Period - From 07/10/2024 to 06/10/2025 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	501/342 Centre Rd BENTLEIGH 3204	$640,000	05/08/2025
2	106/24 Mavho St BENTLEIGH 3204	$585,000	23/07/2025
3	7/27 Jasper Rd BENTLEIGH 3204	$590,000	07/07/2025

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: 07/10/2025 11:11

103/27 Jasper Road, Bentleigh Vic 3204



Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$575,000
Median Unit Price
07/10/2024 - 06/10/2025: $635,000

Comparable Properties



501/342 Centre Rd BENTLEIGH 3204 (REI/VG)

2 | 2 | 1

Price: $640,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment

Agent Comments



106/24 Mavho St BENTLEIGH 3204 (REI/VG)

2 | 2 | 1

Price: $585,000
Method: Private Sale
Date: 23/07/2025
Property Type: Apartment

Agent Comments



7/27 Jasper Rd BENTLEIGH 3204 (REI/VG)

2 | 2 | 1

Price: $590,000
Method: Private Sale
Date: 07/07/2025
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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