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	186 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Single price $1,750,000

Median sale price

Median price $1,780,000 Property Type House Suburb Bentleigh

Period - From 01/07/2025 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	3 London St BENTLEIGH 3204	$1,760,000	23/08/2025
2	1 London St BENTLEIGH 3204	$1,750,000	09/08/2025
3	2 Wilma St BENTLEIGH 3204	$1,700,000	21/06/2025

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: 14/10/2025 16:02

186 Patterson Road, Bentleigh Vic 3204

JellisCraig

Kosta Mesaritis
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3 1 3

Property Type: House

Indicative Selling Price
$1,750,000
Median House Price
September quarter 2025: $1,780,000

Comparable Properties



3 London St BENTLEIGH 3204 (REI)

2 1 2

Price: $1,760,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments



1 London St BENTLEIGH 3204 (REI)

3 2 4

Price: $1,750,000
Method: Private Sale
Date: 09/08/2025
Property Type: House
Land Size: 658 sqm approx

Agent Comments



2 Wilma St BENTLEIGH 3204 (REI)

4 2 3

Price: $1,700,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

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