

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

10 Patterson Road, Bentleigh VIC 3204

Indicative selling price

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

Range between

\$1,650,000

&

\$1,700,000

Median sale price

Median price

\$1,737,000

Property Type

House

Suburb

Bentleigh

Period - From

08/10/2025

to

07/04/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
78 Brewer Road Bentleigh VIC 3204	\$1,540,000	06/12/2025
58 Thomas Street Brighton East VIC 3187	\$1,705,000	23/02/2026
73 Mortimore Street Bentleigh VIC 3204	\$1,700,000	02/12/2025

This Statement of Information was prepared on:

08/04/2026