

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

12/27 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Bentleigh

Period - From

21/07/2025

to

20/07/2026

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	31 May St BENTLEIGH EAST 3165	\$710,000	02/07/2026
2	3/47 Wright St MCKINNON 3204	\$768,000	06/06/2026
3	4/33 South Av BENTLEIGH 3204	\$800,000	07/03/2026

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:

21/07/2026 13:58

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Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

21/07/2025 - 20/07/2026: \$800,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



31 May St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$710,000

Method: Private Sale

Date: 02/07/2026

Property Type: Unit



3/47 Wright St MCKINNON 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$768,000

Method: Auction Sale

Date: 06/06/2026

Property Type: Unit



4/33 South Av BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Villa

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604