

# 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

248 Patterson Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,400,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

22/07/2025

to

21/07/2026

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 | 1/33 Hill St BENTLEIGH EAST 3165           | \$1,215,000 | 14/03/2026   |
| 2 | 4/181 East Boundary Rd BENTLEIGH EAST 3165 | \$1,268,000 | 10/03/2026   |
| 3 | 1/1 Bolinda St BENTLEIGH 3204              | \$1,235,000 | 19/02/2026   |

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:

22/07/2026 12:54



4 3 3

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/33 Hill St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** Townhouse (Res)



**4/181 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,268,000

**Method:** Private Sale

**Date:** 10/03/2026

**Property Type:** Townhouse (Single)



**1/1 Bolinda St BENTLEIGH 3204 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,235,000

**Method:** Sold Before Auction

**Date:** 19/02/2026

**Property Type:** Townhouse (Res)