

# 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

26 Paschal Street, 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 \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,672,500

Property Type House

Suburb Bentleigh

Period - From 01/07/2023

to 30/09/2023

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	41 Gilmour Rd BENTLEIGH 3204	\$1,730,000	23/09/2023
2	543 Centre Rd BENTLEIGH 3204	\$1,625,000	03/11/2023
3	25 South Av BENTLEIGH 3204	\$1,600,000	12/10/2023

**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:

21/11/2023 15:06



3   2   3

**Property Type:** House  
**Land Size:** 785 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

September quarter 2023: \$1,672,500

## Comparable Properties



**41 Gilmour Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

5   2   3

**Price:** \$1,730,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 690 sqm approx



**543 Centre Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,625,000  
**Method:** Private Sale  
**Date:** 03/11/2023  
**Property Type:** House  
**Land Size:** 655 sqm approx



**25 South Av BENTLEIGH 3204 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 12/10/2023  
**Property Type:** House  
**Land Size:** 757 sqm approx