

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

33a Paschal Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,575,000

Property Type Townhouse

Suburb Bentleigh

Period - From 05/06/2024

to

04/06/2025

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	35b Loranne St BENTLEIGH 3204	\$1,746,000	03/05/2025
2	9 Osborne Av BENTLEIGH 3204	\$1,625,000	07/04/2025
3	18b Durban St BENTLEIGH 3204	\$1,600,000	03/04/2025

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:

05/06/2025 09:19



 4  3  2

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

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

Median Townhouse Price

05/06/2024 - 04/06/2025: \$1,575,000

Comparable Properties



35b Loranne St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,746,000

Method: Auction Sale

Date: 03/05/2025

Property Type: Townhouse (Single)

Land Size: 347 sqm approx



9 Osborne Av BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,625,000

Method: Private Sale

Date: 07/04/2025

Property Type: House



18b Durban St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,600,000

Method: Private Sale

Date: 03/04/2025

Property Type: Townhouse (Res)

Land Size: 324 sqm approx

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