

# 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

41 Jasper 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 \$1,900,000 & \$2,090,000

### Median sale price

Median price \$1,750,000 Property Type House Suburb Bentleigh

Period - From 09/02/2025 to 08/02/2026 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	43 Bent St BENTLEIGH 3204	\$2,000,000	08/12/2025
2	24 Mawby Rd BENTLEIGH EAST 3165	\$1,942,000	07/12/2025
3	17 Lydia St BENTLEIGH 3204	\$2,027,000	29/11/2025

**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:

09/02/2026 13:32

Trent Collie  
9593 4500  
0425 740 484  
trentcollie@jellisrcraig.com.au



4 3 2

Property Type: House

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
09/02/2025 - 08/02/2026: \$1,750,000

## Comparable Properties



43 Bent St BENTLEIGH 3204 (REI)

Agent Comments

3 2 3

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 08/12/2025  
**Property Type:** House (Res)  
**Land Size:** 584 sqm approx



24 Mawby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

5 2 3

**Price:** \$1,942,000  
**Method:** Private Sale  
**Date:** 07/12/2025  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



17 Lydia St BENTLEIGH 3204 (REI)

Agent Comments

4 1 4

**Price:** \$2,027,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 679 sqm approx

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