

# 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

31 Patricia Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,585,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2025

to

31/12/2025

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	2 Warwick St BENTLEIGH EAST 3165	\$1,110,000	11/10/2025
2	707 Warrigal Rd BENTLEIGH EAST 3165	\$1,031,000	30/09/2025
3	42 Bradford St BENTLEIGH EAST 3165	\$1,095,000	23/08/2025

**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:

03/02/2026 11:08



3   2   1

**Property Type:** House

## Comparable Properties



**2 Warwick St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

3   3   1

**Price:** \$1,110,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Land Size:** 375 sqm approx



**707 Warrigal Rd BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,031,000  
**Method:** Private Sale  
**Date:** 30/09/2025  
**Property Type:** House (Res)  
**Land Size:** 434 sqm approx



**42 Bradford St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,095,000  
**Method:** Auction Sale  
**Date:** 23/08/2025  
**Property Type:** House (Res)

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