

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 2/60-66 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$910,500 Property Type Unit Suburb Bentleigh

Period - From 01/01/2025 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	208/16 Bent St BENTLEIGH 3204	\$570,000	07/01/2026
2	201/324 Centre Rd BENTLEIGH 3204	\$592,000	27/12/2025
3	109/27 Bent St BENTLEIGH 3204	\$550,000	17/12/2025

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: 26/02/2026 10:26



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

Year ending December 2025: \$910,500

Comparable Properties



208/16 Bent St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$570,000

Method: Private Sale

Date: 07/01/2026

Property Type: Apartment



201/324 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$592,000

Method: Private Sale

Date: 27/12/2025

Property Type: Apartment



109/27 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 17/12/2025

Property Type: Apartment

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