

# 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

37a 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 \$800,000 & \$880,000

### Median sale price

Median price \$971,250 Property Type Unit Suburb Bentleigh

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	2/1 Rosina St BENTLEIGH 3204	\$925,000	07/11/2025
2	1/232-234 Jasper Rd MCKINNON 3204	\$885,000	09/02/2026
3	4/232-234 Jasper Rd MCKINNON 3204	\$855,000	17/11/2025

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:

03/03/2026 17:45

37a Paschal Street, Bentleigh Vic 3204

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 2  1  2

**Property Type:** Unit  
**Land Size:** 260 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median Unit Price**  
December quarter 2025: \$971,250

## Comparable Properties



**2/1 Rosina St BENTLEIGH 3204 (REI/VG)**

[Agent Comments](#)

 2  1  1

**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 07/11/2025  
**Property Type:** House  
**Land Size:** 210 sqm approx



**1/232-234 Jasper Rd MCKINNON 3204 (REI)**

[Agent Comments](#)

 2  1  2

**Price:** \$885,000  
**Method:** Sold Before Auction  
**Date:** 09/02/2026  
**Property Type:** Unit

**4/232-234 Jasper Rd MCKINNON 3204 (REI)**

[Agent Comments](#)

 2  1  2

**Price:** \$855,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2025  
**Property Type:** Unit

Account - Slater & Levin



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