

# 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

1/19 Patterson 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 \$980,000 & \$1,050,000

### Median sale price

Median price \$649,000 Property Type Unit Suburb Bentleigh

Period - From 03/03/2025 to 02/03/2026 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	4/43 Cluden St BRIGHTON EAST 3187	\$1,000,000	14/02/2026
2	1/7 Uonga Rd BENTLEIGH 3204	\$1,085,686	08/12/2025
3	24 Porter Rd BENTLEIGH 3204	\$1,025,000	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: 03/03/2026 08:24



Property Type: Unit

## Comparable Properties



4/43 Cluden St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)



1/7 Uonga Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



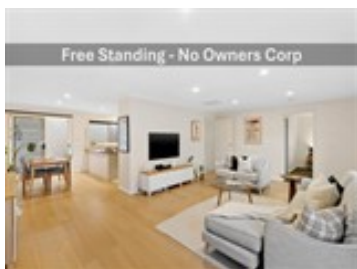
Price: \$1,085,686

Method: Private Sale

Date: 08/12/2025

Property Type: Unit

Land Size: 337 sqm approx



24 Porter Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,025,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House

Land Size: 250 sqm approx