

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

52 Paloma Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,780,000 & \$1,850,000

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	20 Birdwood St BENTLEIGH EAST 3165	\$1,810,000	30/01/2026
2	63 Latham St BENTLEIGH EAST 3165	\$1,850,000	19/11/2025
3	27 Pasadena Cr BENTLEIGH EAST 3165	\$1,787,000	05/11/2025

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 10:55

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



4 3 3

Property Type: House

Indicative Selling Price
\$1,780,000 - \$1,850,000
Median House Price
December quarter 2025: \$1,585,000

Comparable Properties



20 Birdwood St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,810,000
Method: Private Sale
Date: 30/01/2026
Property Type: House
Land Size: 831 sqm approx



63 Latham St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 4

Price: \$1,850,000
Method: Private Sale
Date: 19/11/2025
Property Type: House (Res)
Land Size: 710 sqm approx



27 Pasadena Cr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$1,787,000
Method: Private Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 557 sqm approx

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