

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

2/204 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$860,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/04/2025

to

31/03/2026

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	20a Malane St BENTLEIGH EAST 3165	\$1,023,000	16/05/2026
2	2/3 Moor St BENTLEIGH EAST 3165	\$950,000	09/05/2026
3	2/12 Bruthen St MOORABBIN 3189	\$950,000	18/03/2026

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:

01/06/2026 08:57



3 2 2

Property Type: Unit
Land Size: 222 sqm approx
Agent Comments

Indicative Selling Price
\$995,000
Median Unit Price
Year ending March 2026: \$860,000

Comparable Properties



20a Malane St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,023,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Unit



2/3 Moor St BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

3 2 1

Price: \$950,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit



2/12 Bruthen St MOORABBIN 3189 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$950,000
Method: Private Sale
Date: 18/03/2026
Property Type: Unit
Land Size: 230 sqm approx

Account - Buxton | P: 03 9563 9933