

# 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 6/60-66 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 \$540,000 & \$590,000

### Median sale price

Median price \$734,000 Property Type Unit Suburb Bentleigh

Period - From 01/01/2026 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	2/60-66 Patterson Rd BENTLEIGH 3204	\$600,000	28/03/2026
2	1/140 Mckinnon Rd MCKINNON 3204	\$550,000	20/03/2026
3	3/16 Vickery St BENTLEIGH 3204	\$545,000	13/03/2026

**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: 01/05/2026 12:21



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$540,000 - \$590,000

**Median Unit Price**

March quarter 2026: \$734,000

## Comparable Properties



**2/60-66 Patterson Rd BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** Apartment



**1/140 Mckinnon Rd MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 20/03/2026

**Property Type:** Unit



**3/16 Vickery St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$545,000

**Method:** Sold Before Auction

**Date:** 13/03/2026

**Property Type:** Apartment

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480