

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

14/120 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Bentleigh

Period - From 18/03/2025 to 17/03/2026 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	3/16 Vickery St BENTLEIGH 3204	\$545,000	13/03/2026
2	201/324 Centre Rd BENTLEIGH 3204	\$592,000	27/12/2025
3	109/27 Bent St BENTLEIGH 3204	\$550,000	17/12/2025

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: 18/03/2026 13:38



 2  1  1

Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$540,000 - \$580,000

Median Unit Price
 18/03/2025 - 17/03/2026: \$850,000

Comparable Properties



3/16 Vickery St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  -

Price: \$545,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: Apartment



201/324 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$592,000
Method: Private Sale
Date: 27/12/2025
Property Type: Apartment



109/27 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$550,000
Method: Private Sale
Date: 17/12/2025
Property Type: Apartment

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036