

# 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

10 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

\$1,550,000

&

\$1,600,000

### Median sale price

Median price

\$1,737,000

Property Type

House

Suburb

Bentleigh

Period - From

15/10/2025

to

14/04/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
115 Patterson Road Bentleigh VIC 3204	\$1,567,000	03/12/2025
13 Hutchinson Street Bentleigh VIC 3204	\$1,600,000	22/10/2025
74 Robert Street Bentleigh VIC 3204	\$1,600,000	24/01/2026

This Statement of Information was prepared on:

15/04/2026