

# 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

128 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,755,000 Property Type House Suburb Bentleigh

Period - From 01/01/2025 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	69 Brewer Rd BENTLEIGH 3204	\$1,350,000	15/12/2025
2	20 Hutchinson St BENTLEIGH 3204	\$1,500,000	10/12/2025
3	138 Brewer Rd BENTLEIGH 3204	\$1,300,000	21/10/2025

**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:

24/03/2026 15:20



 3  1  2

**Property Type:** House  
**Land Size:** 593 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,350,000 - \$1,450,000  
**Median House Price**  
 Year ending December 2025: \$1,755,000

## Comparable Properties



69 Brewer Rd BENTLEIGH 3204 (VG)

Agent Comments

 2  -  -

**Price:** \$1,350,000  
**Method:** Sale  
**Date:** 15/12/2025  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx



20 Hutchinson St BENTLEIGH 3204 (REI)

Agent Comments

 3  1  3

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 10/12/2025  
**Property Type:** House  
**Land Size:** 670 sqm approx



138 Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  3

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** House (Res)  
**Land Size:** 482 sqm approx

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



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