

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/168 Jasper Road Bentleigh, 3204
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Indicative selling price

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

Range between	\$1,900,000 & \$209,000
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Median sale price

Median price	\$1,745,000	Property Type	TOWNHOUSE	Suburb	BENTLEIGH
Period - From	01-Mar-2025	to	28-Feb-2026	Source	Cotality

Comparable property sales

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	46A MARQUIS ROAD BENTLEIGH VIC 3204	\$1,595,000	06-Dec-2025
2	64A KENNEDY STREET BENTLEIGH EAST VIC 3165	\$2,175,000	10-Mar-2026
3	11B MARQUIS ROAD BENTLEIGH VIC 3204	\$1,725,000	26-Feb-2026

This statement of information was prepared on 12-May-2026 at 10:55:50 AM AEST