

# Desktop Property Report

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 **BENTLEIGH, VIC 3204**

Instructed Address: **BENTLEIGH, VIC 3204**

Reference: **class-19734**

Owner's Estimate: **\$5,000,000**

Effective Date: **01 Sep 2025**



## Property Details

**BENTLEIGH, VIC 3204**

 Beds: **3**  Baths: **2**  Cars: **2**

 Property type: **Unit/Strata**  Living Area: **149m<sup>2</sup>**

Year built: **2008**

Lot/Plan number: **[REDACTED]**

Walls: **Brick**

LGA/Council: **[REDACTED]**

Roof: **-**

## Assessment

Assessed sale value

**\$1,200,000**

Last sale price

**\$960,000**

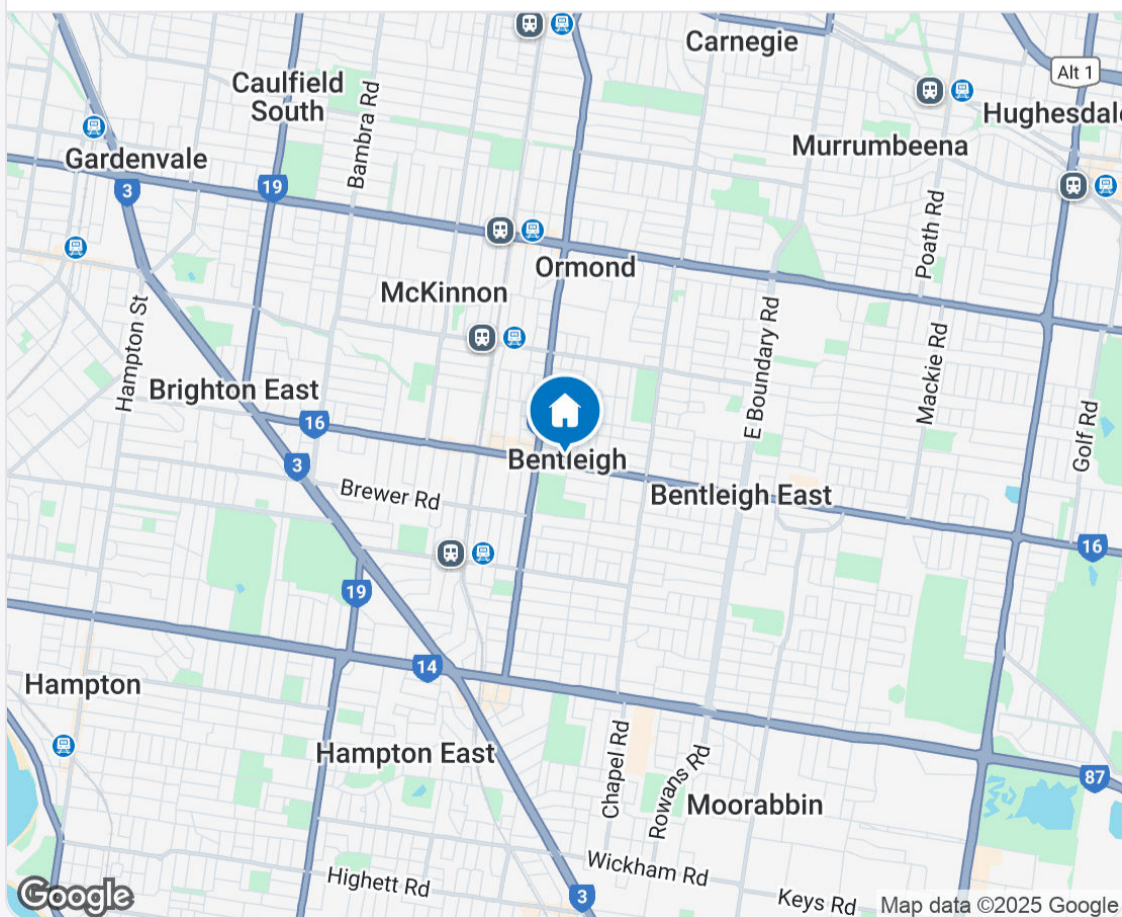
Sold on 05/04/2020

Assessed rental value

**\$ [REDACTED]**

per week

## Google Maps

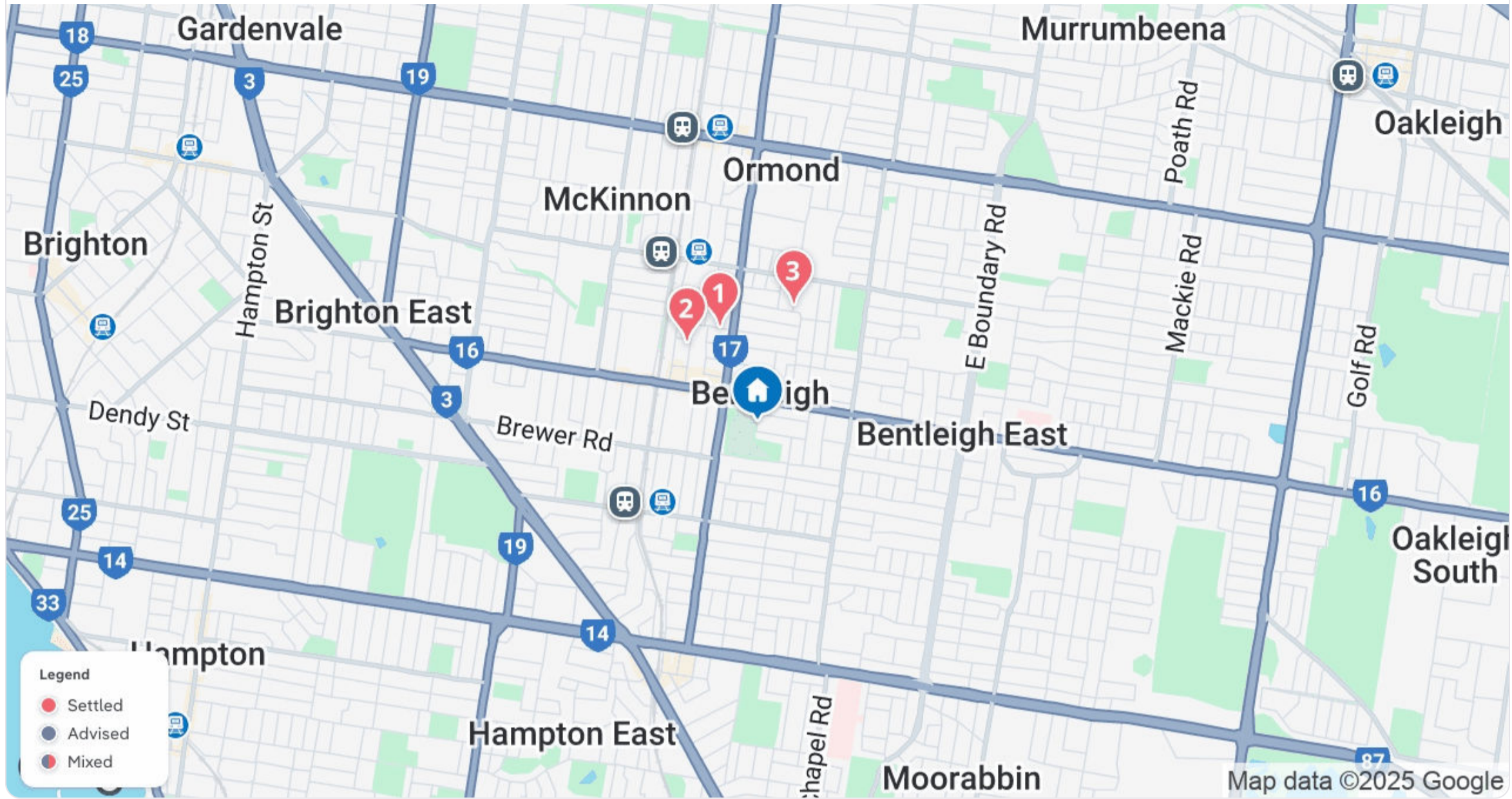


## nearmap Aerial





Chosen Comparables






Valuer's selection	Sale price	Sale date	Sale Type	Year built	Distance
 <p><b>1</b> [Redacted] VIC 3204            Beds: 3 Baths: 1 Cars: 1 House            Living Area: 114m<sup>2</sup> Land Area: 499m<sup>2</sup></p>	\$ [Redacted]	18 Mar 2025	Settled	2002	478m
 <p><b>2</b> [Redacted] VIC 3204            Beds: 3 Baths: 3 Cars: 2 Unit/Strata            Living Area: 140m<sup>2</sup> Land Area: 2097m<sup>2</sup></p>	\$ [Redacted]	26 Jul 2025	Settled	2002	553m
 <p><b>3</b> [Redacted] VIC 3204            Beds: 3 Baths: 2 Cars: 2 Unit/Strata            Living Area: 171m<sup>2</sup> Land Area: 346m<sup>2</sup></p>	\$ [Redacted]	08 Mar 2025	Settled	2003	607m



Photo Gallery



Neighbourhood Description

-

Land/Site Description

-

### Valuation Details

Firm: JLL  
Email: -  
Postal Address: -

### Instructions

Customer: [REDACTED]  
Ref: [REDACTED]  
Postal Address: [REDACTED], Sydney NSW 2000

### Additional Comments

test

## PropTrack Desktop Assessment

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3. has been given without the benefit of a physical inspection of the property; and
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