

# 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

48a Lahona Avenue, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,780,000

&

\$1,900,000

### Median sale price

Median price

\$1,503,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

02/10/2024

to

01/10/2025

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	12a London St BENTLEIGH 3204	\$1,935,000	17/09/2025
2	12a Leckie St BENTLEIGH 3204	\$1,890,000	02/07/2025
3	35b Northam Rd BENTLEIGH EAST 3165	\$1,760,000	22/04/2025

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:

02/10/2025 11:44

48a Lahona Avenue, Bentleigh East Vic 3165

RayWhite

Jack Pollard

0448871888

jack.pollard@raywhite.com



4 2 1

**Property Type:** Townhouse (Res)

**Land Size:** 301 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,780,000 - \$1,900,000

**Median Townhouse Price**

02/10/2024 - 01/10/2025: \$1,503,000

## Comparable Properties



**12a London St BENTLEIGH 3204 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,935,000

**Method:** Sold Before Auction

**Date:** 17/09/2025

**Property Type:** Townhouse (Res)



**12a Leckie St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,890,000

**Method:** Private Sale

**Date:** 02/07/2025

**Property Type:** Townhouse (Single)

**Land Size:** 336 sqm approx



**35b Northam Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,760,000

**Method:** Private Sale

**Date:** 22/04/2025

**Property Type:** Townhouse (Single)

**Land Size:** 288 sqm approx

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222



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